S Montana. Mass
336.222 Appraisal Bureau
E4gsr Assessment sales
1980 ratio study

ASSESSMENT SALES RATIO STUDY

PLEASE RETURN

MONTANA DEPARTMENT OF REVENUE
PROPERTY ASSESSMENT DIVISION
MASS APPRAISAL BUREAU

NOVEMBER 1980

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FOREWORD

The basic information for this study was furnished by the local county Appraisers from records in their respective counties. Sales prices were extracted from documents filed by the public under the Realty Transfer Act (Section 15-7-301, M.C.A.).

The Montana Department of Revenue extends its thanks to its county Appraisers, to the county Clerk and Recorders, and to the public for making this data available.

The collection of the information and the preparation of this report was done by the Mass Appraisal Bureau of the Department's Property Assessment Division. Any questions about this study should be directed to:

Mass Appraisal Bureau
Property Assessment Division
Mitchell Building
P.O. Box 5865
Helena, Montana 59604

Telephone: 406–449–2808

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INTRODUCTION

There are two major concerns when appraising property for ad-valorem taxation. The first is to appraise property at market value (15-8-111 M.C.A.); and the second is the equalization and uniformity of those values; between properties; between neighborhoods; and between counties (15-7-112 M.C.A.). The courts have held that where it is impossible to secure both the standard of market value and equalization required by law, the latter requirement is to be preferred as the just and ultimate purpose of the law.*

The most objective method by which to evaluate the performance of property appraisals for ad-valorem purposes is to use an Assessment-Sale Ratio Study. This study is a comparison of a property's appraised value to the actual sale price of that same property. An assessment-sale ratio is calculated by dividing the appraised value by the sale price. The overall relationship between appraised values and sale prices in a municipality or county is represented by an average assessment-sale ratio (weighted mean ratio). These ratios help indicate the extent to which equalization and uniformity of property appraisals exists.

FORMAT OF THE STUDY

While the title of this report is "Assessment Sales Ratio Study" it constitutes more than just one study. Actually, this report contains many studies. Since the data presented here is of a heterogeneous or dissimilar nature; the data is grouped into smaller sub-populations or as termed is stratified. This stratification process provides a more complete picture of the level of assessments of the various types of properties.

The two major breakdowns are:

1) Property Type – Residential
   Apartment/Commercial
   Industrial/Other

   Property Type studies include unimproved land and are broken down by year of sale.

2) Structure Type – See types of structures under Definition of Terms

   Structure Type studies do not include unimproved land and are not broken down by year of sale.

Not all sales reported and stored on the computer file are used in these studies. First, all sales used must be validated by the local county appraiser. (See Collection Procedures.) If the appraiser determines that a sale is not a comparable sale for the locality, it is marked invalid, and not used for study purposes. Secondly, each sale must pass the edit criteria outlined at the beginning of each study. The edit criteria is used primarily to add flexibility to the system not as an arbitrary screening device. While some sales are eliminated from use via this mechanism, that is more a reflection of poor information than any effort at deliberate censorship. Every effort is made to include valid, representative sale information.

* Sioux City Bridge, 260 U.S. at 446, 43 S. Ct. at 192, 67 L. Ed. 343.

COLLECTICN PROCEDURE

All sale information originates with the Realty Transfer certificate (see Exhibit I). Under the Realty Transfer Act (15-7-301, M.C.A.) any individual, corporation, partnership, or business organization, trust, fiduciary, or agent or any other party presenting a document for recordation evidencing a transfer of real property must file a Realty Transfer Certificate. The law is very specific on this point "No instrument or deed evidencing a transfer of real estate may be accepted for recordation until the certificate has been received by the county clerk and recorder. . . ." (15-7-305 (2), M.C.A.).

However, not all sales are required to report the terms of the sale. Generally speaking these are sales that are not "arms-length transactions". The following are the type of sales that are exempt from reporting the sale terms.

1) Property is agricultural land which will remain in that use.
2) Purchaser is U.S., State or other governmental agency.
3) Transfer is to correct, modify or supplement a previously recorded instrument. No additional consideration is made.
4) Transfer is pursuant to a court decree.
5) Transfer is pursuant to a merger, consolidation or reorganization of a business entity.
6) Transfer if from a subsidiary to a parent corporation without actual consideration.
7) Transfer is pursuant to a decedent's estate.
8) Transfer is a gift.
9) Transfer is between husband and wife or parent and child with nominal actual consideration.
10) Purchaser and seller are identical parties.
11) Transfer is pursuant to delinquent taxes, sheriff sale, bankruptcy or foreclosure.
12) Transfer is made in contemplation of death without actual consideration.

Instrument does not transfer realty:

13) Mineral Interest, lease or royalty.
14) Assignment of interest as collateral.

After the Realty Transfer Certificate is filed with the County Clerk and Recorder; it is transmitted to the County Appraiser for processing. The Appraiser reviews the certificate; the terms of the sale; the individuals involved in the sale; etc. to determine if it is valid sale. The Appraiser reviews the sale to decide if the sale, as reported, is a satisfactory comparable sale for similar properties in this locale. The sale is looked at to insure that it is an indication of value, market value.

Once the sale is reviewed, the information is coded for entry onto the computer system. (see Exhibit II). All sales that provide the terms of the sale (non-exempt sales) are encoded for entry, even those sales that are deemed invalid, or non arms-length transactions.

The properly coded sale information and Realty Transfer Certificates are forwarded to Division headquarters in Helena for processing. All sales are reviewed for clerical completeness, keypunched and computer processed. After processing, a computer edit report is generated. This

edit report and all documents are returned to the appropriate appraisal office for review. The edit report is designed to aid the appraisal staff in insuring that only proper data is entered on the computer file. All documents are stored in the county appraisal office for at least three years. (according to 15-1-103, M.C.A.).

The Appraiser re-reviews the documents sent in for processing and the computer edit reports. If errors are discovered, they are corrected and the process continues until all sales are correctly stored on the computer file. The appraiser can at any point correct or modify the information on the file. All of these steps are monitered by the Division's supervisory staff to insure that the sale informaion collected is the most accurate possible.

The Realty Transfer Certificate is a confidential document and is afforded the security necessary to maintain its confidentiality. (15-7-310, M.C.A.). The only information that does not apply to this restriction are the summaries, analyses and evaluations based upon these certificates. This study is such an analysis.

DEFINITION OF TERMS

The following are the definitions of the terms used in the study.

Actual Consideration – The total purchase price paid or to be paid for a property including cash, mortgages, property traded, assumed liabilities, leases, easements, and personal property purchased.

Ad Valorem – According to the value

Appraised Parcel Value – The total appraised value (both land and improvements) of a parcel.

Arms–Length Transaction – See market value

Assessment-Sale Ratio – See sale ratio

Coefficient of Variation – Used to compare the variability of the standard deviation in relative terms. It is computed by dividing the standard deviation by the mean; then multiplying by 100.

County – The largest political division for local government in Montana. There are 56 counties in Montana.

Date of Sale – The date on which the deed was signed by the grantor unless otherwise specified in the deed. Not necessarily the date on which the transaction was recorded with the county Clerk and Recorder.

Land to Building Ratio – The ratio that compares a parcel's value of land to its value of improvements (buildings or structures).

Local Index – A factor which when multiplied against a parcel's improvement value will adjust that value for location. Local indexes attempt to correct for the difference between replacement cost and market value as they may differ from locality to locality within Montana.

Market Value – Market value is the value at which property would change hands between a willing buyer and a willing seller, neither being under any compulsion to buy or to sell and both having reasonable knowledge of relevant facts. (15-8-111 (2) M.C.A.)

Maximum Ratio – The largest ratio used in a particular category.

Mean Appraisal – The result of adding together all appraisal values for a particular category and dividing by the number of values in that category.

Mean Ratio; Unweighted – The average of the individual sale ratios. It is computed by first computing a sales ratio for each sold parcel; then adding these ratios together; and dividing this total by the number of ratios.

Mean Sales – The result of adding together all sales values for a particular category and dividing by the number of values in that category.

Minimum Ratio – The smallest ratio used in a particular category.

Municipality – A sub-group of a county usually a city or town. In cases where there are insufficient sales (4 or less) within a city or town; those sales will be grouped in the category "COMBINATION". If a sale occurs outside a city or town it will be included in the category "NONE".

Number of Sales – The total of all valid sales used in a category. Some sales may not be used because they do not fall within the edit criteria set for that sale ratio study.

Property Type – A general classification of property based upon the predominant use of the parcel. This study contains 5 major classifications.

Apartments – Property with 4 or more dwelling units.

Commercial – Property which is used or intended for use as a business of any type.

Industrial – Property intended for the assembling, processing, and manufacturing of finished or partially finished products from raw materials or fabricated parts.

Other – Property that does not fall in any of the other categories and is not agricultural or exempt in nature. Special purpose properties such as railroad, utility or cooperative property will fall in this classification.

Residential – Property with 1, 2, or 3 dwelling units (i.e. Single Family Residence, Duplex, or Triplex).

Ratio of Means; Weighted – The product of the Mean Appraisal divided by the Mean Sale.

Sale Price – The actual consideration paid less any amount which does not relate to the purchase of the real property such as unattached personal property (drapes, stoves, refrigerators, etc.), leases, or easements.

Sale Ratio – (Assessment Sale Ratio) The ratio computed by dividing the appraised value of a parcel by its sale price.

Standard Deviation of Ratios – The measure of absolute variability used to describe the distribution of individual Sales Ratios, in relationship to the Mean Ration, Unweighted.

Standard Deviation of Sales – The measure of absolute variability used to describe the distribution of individual Sale Prices in relationship to the Mean Sale.

Structure – Buildings or other more or less permanent improvements or developments located upon or attached to the land. For purposes of this study, if there is more than one structure on a parcel, the type that is most descriptive and predominate is chosen. The following is a list of structures used in this study.

STRUCTURE TYPE

1. Automobile Dealer (new or used)
2. Bar or Tavern
3. Bank or Savings and Loan
4. Bowling Alley
5. Church or Synagogue
6. Condominium
7. Department Store
8. Duplex
9. Fraternal Building
10. Garage
11. Gas Station or Service Garage
12. Hotel
13. Hospital
14. Industrial Building
15. Laundromat or Dry Cleaner
16. Market or Grocery Store
17. Medical Office Building
18. Motel
19. Multi-Family Apartments (4 or more units)
20. Office Building
21. Other Structure (does not reasonably fall into one of the above codes)
22. Parking Lot
23. Restaurant
24. Retail Store
25. Single Family Residence
26. Shed
27. Theater
28. Trailer Court Improvements
29. Triplex
30. Warehouse
31. No Improvements

15-7-301. Short Title. This part may be cited as the "Realty Transfer Act".

History: En. 84-7301 by Sec. 1, Ch. 528, L. 1975; R.C.M. 1947, 84-7301.

15-7-302. Purpose. The purpose of this part is to obtain sales price data necessary to the determination of statewide levels and uniformity of real estate assessments by the most efficient, economical, and reliable method.

History: En. 84-7302 by Sec. 2, Ch. 528, L. 1975; R.C.M. 1947, 84-7302.

15-7-303. Definitions. As used in this part, the following definitions apply:

(1) "Partial interest" means a percentage interest in property when less than 100%.

(2) "Person" means and includes an individual, corporation, partnership, or other business organization, trust, fiduciary, or agent or any other party presenting a document for recordation.

(3) "Real estate" includes:

(a) land;

(b) growing timber;

(c) buildings, structures, fixtures, fences, and improvements affixed to land.

(4) "Transfer" means an act of the parties or of the law by which the title to real property is conveyed from one person to another.

(5) "Value" means the amount of the full actual consideration therefor paid or to be paid, including the amount of any lien or liens thereon.

History: En. 84-7303 by Sec. 3, Ch. 528, L. 1975; R.C.M. 1947, 84-7303.

15-7-304. Report of transfers — change of ownership records. (1) All transfers of real property which are not evidenced by a recorded document, except those transfers otherwise provided for in this part, shall be reported to the Department of Revenue or its agent on the form prescribed.

(2) No agent of the department may change or be required to change any ownership records used for the assessment or taxation of real property unless he has received a transfer certificate from the clerk and recorder or a transfer has been reported to him.

History: En. 84-7304 by Sec. 4, Ch. 528, L. 1975; R.C.M. 1947, 84-7304.

15-7-305. Certificate of county clerk and recorder. (1) The county clerk and recorder shall cause to be executed by the parties to the transaction or their agents or representatives a certificate declaring the consideration paid or to be paid for the real estate transferred.

(2) No instrument or deed evidencing a transfer of real estate may be accepted for recordation until the certificate has been received by the county clerk and recorder. The validity or effectiveness of an instrument or deed as between the parties to it shall not be affected by the failure to comply with the provisions in this part.

(3) The form of certificate shall be prescribed by the Department of Revenue and the department shall provide an adequate supply of such forms to each county clerk and recorder in the state.

(4) The clerk and recorder shall prepare a like certificate for each contract for deed filed for recording.

(5) The clerk and recorder shall transmit each executed certificate to the department.

History: En. 84-7305 by Sec. 5, Ch. 528, L. 1975; R.C.M. 1947, 84-7305.

15-7-306. Rules. The Department of Revenue may prescribe such rules as are reasonably necessary to facilitate and expedite the provisions and administration of this part.

History: En. 84-7306 by Sec. 6, Ch. 528, L. 1975; R.C.M. 1947, 84-7306.

15-7-307. Certificate — exceptions. The certificate imposed by this part shall not apply to:

(1) an instrument recorded prior to July 1, 1975;

(2) the sale of agricultural land when the land is used for agricultural purposes;

(3) the United States of America, this state, or any instrumentality, agency, or subdivision thereof;

(4) an instrument which (without added consideration) confirms, corrects, modifies, or supplements a previously recorded instrument;

(5) a transfer pursuant to court decree;

(6) a transfer pursuant to mergers, consolidations, or reorganizations of corporations, partnerships, or other business entities;

(7) a transfer by a subsidiary corporation to its parent corporation without actual consideration or in sole consideration of the cancellation or surrender of subsidiary stock;

(8) a transfer of decedents' estates;

(9) a transfer of a gift;

(10) a transfer between husband and wife or parent and child with only nominal actual consideration therefor;

(11) an instrument the effect of which is to transfer the property to the same party or parties;

(12) a sale for delinquent taxes or assessments, sheriff sale, bankruptcy action or mortgage foreclosure;

(13) a transfer made in contemplation of death.

History: En. 84-7307 by Sec. 7, Ch. 528, L. 1975; R.C.M. 1947, 84-7307.

15-7-308. Disclosure of information restricted. The certificate required by this part and the information therein shall not be a public record and shall be held confidential by the county clerk and recorder, county assessor, and Department of Revenue. This is because the legislature finds that the demands of individual privacy outweigh the merits of public disclosure. The foregoing provisions shall not apply to compilations from such certificates or to summaries, analyses, and evaluations based upon such compilations.

History: En. 84-7308 by Sec. 8, Ch. 528, L. 1975; R.C.M. 1947, 84-7308.

15-7-309. Classification or assessment methods. (1) This part shall not change or modify the methods of classification or assessment of real estate as provided for in this title or in any law of this state.

(2) The sale price of real estate shall not be the sole determinant of assessed value. The department shall consider, wherein the consideration is to be paid in deferred installments over a period of 10 years or more, the terms of the contract, amount of down payment, amount of each installment, rate of interest, and other covenants or exceptional circumstances which may affect the consderation paid for real estate.

History: En. 84-7309 by Sec. 9, Ch. 528, L. 1975; R.C.M. 1947, 84-7309.

15-7-310. Penalty. A person convicted of violating any provision of this part shall be fined not to exceed $500 or be imprisoned in the county jail for any term not to exceed 6 months, or both.

History: En. 84-7310 by Sec. 12, Ch. 528, L. 1975; R.C.M. 1947, 84-7310.

15-7-311. Costs. Notwithstanding 1-2-112, the duties, obligations, or responsibilities imposed on local government entities by this part are such that related costs are incurred as a part of their normal operating procedures.

History: En 84-7311 by Sec. 10, Ch. 528, L. 1975; R.C.M. 1947, 84-7311.

READ INSTRUCTIONS ON REVERSE

Revised 11/80

DEPARTMENT OF REVENUE
PROPERTY ASSESSMENT DIVISION
MITCHELL BUILDING
P. O. BOX 5865
HELENA, MONTANA 59604

REALTY TRANSFER CERTIFICATE

THIS STATEMENT IS CONFIDENTIAL

PART 1 (PLEASE READ INSTRUCTIONS ON REVERSE BEFORE STARTING)

Grantee's Name (Buyer) (Last, First, and Middle Initial)

Address (Number and Street or Rural Route)

City State Zip Code

Grantor's Name (Seller) (Last, First, and Middle Initial)

Address (Number and Street or Rural Route)

City State Zip Code

SALES DATE ► Month/Day/Year

PART 2 Type of Real Estate

- ☐ Vacant Residential Lots
- ☐ Other Vacant Lots
- ☐ Residential
- ☐ Commercial
- ☐ Industrial
- ☐ Agricultural
- ☐ Timber
- ☐ Tax Exempt by Law

PART 3 Description of Property (If description is too lengthy, please attach on separate page)

Municipality Addition Block Lot

Other description

PART 4 This sale is exempt from reporting sale information because. (Please check only one)

- ☐ Property is agricultural land which will remain in that use.
- ☐ Purchaser is U. S., State or other governmental agency
- ☐ Transfer is to correct, modify or supplement a previously recorded instrument. NO ADDITIONAL CONSIDERATION IS MADE.
- ☐ Transfer is pursuant to a court decree
- ☐ Transfer is pursuant to a merger, consolidation or reorganization of a business entity.
- ☐ Transfer is from a subsidiary to a parent corporation without actual consideration.
- ☐ Transfer is pursuant to a decedent's estate.
- ☐ Transfer is a gift.
- ☐ Transfer is between husband and wife or parent and child with nominal actual consideration
- ☐ Purchaser and seller are identical parties
- ☐ Transfer is pursuant to delinquent taxes, sheriff sale, bankruptcy or foreclosure
- ☐ Transfer is made in contemplation of death without actual consideration.
- Instrument does not transfer realty
  - ☐ Mineral interest, lease or royalty
  - ☐ Assignment of interest as collateral

PART 5 If no exemption is indicated in Part 4 this part must be completed (See instructions on reverse)

Actual Consideration $

Value of any personal property (Please see instructions) $

Have SID's been paid? ☐ YES ☐ NO

If no, amount due $

Financing ☐ Cash ☐ FHA ☐ VA ☐ Conv. ☐ Contract

Down Payment $ Interest Rate Term

PART 6 Prepared By

Name

Address (Number and Street or Rural Route)

City State Zip Code

I declare that I have examined this statement, and that it is to the best of my knowledge and belief, true and correct, and that I am duly authorized to sign this statement

SIGN HERE ► Signature

Date Signed

WHEN COMPLETED, FILE WITH CLERK AND RECORDER WHEN FILING THE DEED

PART 7 County Clerk & Recorder (See Part 7 instructions on reverse)

Type of Instrument (Check one) Instrument recorded in Book Page Date

Deeds: ☐ Warranty ☐ Grant ☐ Quit claim ☐ Contract for Deed

Other: ☐ Declaration of Interest ☐ Decree ☐ Assignment of Mineral Rights or Royalty

County Appraiser — White Copy **County Assessor — Yellow Copy**

— INSTRUCTIONS —

THIS STATEMENT IS STRICTLY CONFIDENTIAL AND ONLY FOR OFFICIAL USE BY THE DEPARTMENT OF REVENUE

Section 15 - 7 - 310 M.C.A. states that "A person convicted of violating any provision of this act shall be fined not to exceed five hundred dollars ($500) or be imprisoned in the county jail for any term not to exceed six (6) months or both."

WHO MUST FILE:
Any individual, corporation, partnership, or business organization, trust, fiduciary, or agent or any other party presenting a document for recordation must file this certificate.

WHEN AND WHERE TO FILE:
This certificate must be filed with the County Clerk & Recorder when the deed is presented for recording.

PART 1 — Identify the grantee (buyer) and grantor (seller) by name and address. Business addresses should be used for business organizations such as corporations, trusts, and partnerships.
The sales date is the date on which the deed was signed by the grantor unless otherwise specified in the deed.
Contracts for deed and notices of purchaser's interest should use the date the contract or notice was initially signed for the sale date, not the date the contract was finalized.

PART 2 — Select the item which most nearly describes the real estate.

PART 3 — Identify the sale parcel by its location. The legal description may be found in your deed or abstract to the real estate, on tax receipts, or by asking your county assessor. Include number and street address if assigned.
If the legal description is too lengthy for the space allowed on the form, please attach additional pages as necessary to complete the total description.

PART 4 — If any of the exemption(s) listed applies to the sale, check the appropriate box and skip Part 5.
A nominal consideration would be a purchase price bearing no relation to the current market value of the real estate such as a purchase for "one dollar" or a gift or purchase when the real consideration is concealed.

PART 5 — All sales that do not have an exemption indicated in Part 4 must complete this part.
Actual consideration is the total purchase price paid or to be paid including cash, mortgages, property traded, assumed liabilities, leases, easements, and personal property purchased.
The total dollar value of items specifically set out in the deed and included in total purchase price which did not relate to the purchase price of the real estate such as unattached personal property (drapes, stoves, refrigerators, etc.), leases, and easement should be listed. Personal property which is permanently attached to the real estate cannot be deducted. If none, enter zero.

PART 6 — All Realty Transfer Certificates must be signed and dated by the individual preparing the certificate. The information provided must be true and correct and the signee must be duly authorized to sign this certificate.

PART 7 — The County Clerk and Recorder shall cause to be executed by the parties to the transaction or their agents or representatives a certificate declaring the consideration paid or to be paid for the real estate transferred.
No instrument or deed evidencing a transfer of real estate may be accepted for recordation until the certificate has been received by the County Clerk and Recorder (15 - 7 - 305 M.C.A.)

After Parts 1 through 6 have been completed file this Realty Transfer Certificate with the County Clerk and Recorder at the same time the deed to the real estate is filed.

PART 8 — COUNTY APPRAISER

KEY DATA

101	County	03
102	Township	05
103	Section	09
104	Parcel Numbering: 1 = State Plane Coordinates 2 = Non-coordinates	11
105	Parcel East Coordinate	12
106	Parcel North Coordinate	15
107	Unit Number	18
801	Sale Date Mo/Day/Yr	22
110	Action Code: 1 = Delete 2 = Add 4 = Item Update	28

SALE DATA

802	Book	29
803	Page	33
804	Type of Deed: 1 = Warranty 2 = Grant 3 = Contract 4 = Lease 5 = Quitclaim 6 = Easement 7 = Decree 8 = Executor's 9 = Appraisal A = Tax Deed B = NPI C = Trust Indenture D = Receipt & Agree E = Gift F = Life Estate G = Other	37
805	Realty Transfer Certificate Number (for Mass Appraisal use only)	38
806	Actual Sale Price	44
807	Adjustment to Sale Price (if none enter +, 0)	± 51 / $ 52
808	Condition of Sale: 0 = None 1 = Forced 2 = Relative 3 = Correct Deed or Establish Joint Tenancy 4 = Other 5 = Ag Land Sale 6 = Decedent's Estate 7 = Sheriff's Sale 8 = Govt. Purchaser 9 = Court Decree A = Gift B = Purchaser & Seller Same C = Doesn't Transfer Realty D = Business Merger, etc.	58
809	Valid Sale: 0 = No 1 = Yes (The appraiser's review indicates that this sale, as reported, is a satisfactory comparable sale for similar properties in this locale.)	59
810	Sale Reviewing Appraiser (The number of the appraiser who completes Items 807, 808 and 809)	60
811	Reviewed On Mo/Year	65

MISCELLANEOUS

812	Current Appraised Land Value	The value of the property's characteristics at the time of sale; if none enter 0	$ 69
813	Current Appraised Improvement Value		$ 76
201	Municipality (if none enter XXX)		83
210	Property Type: 1 = Residential 2 = Apartment 3 = Commercial 4 = Industrial 5 = Ag Land 8 = Other 9 = Exempt		86
501	Structure Type (pick the one code that best describes the improvements, if there are no improvements enter XXX)		87
703	Continued Review Needed on Improvements (If none enter 00)		90

State Publishing Helena Mont.

SALES DATA COLLECTION FORM

PLEASE MAKE YOUR CHARACTERS LIKE THIS: 0 1 2 3 4 5 6 7 8 9 A B C D E F G Ø S X

KEY DATA

101	County	03
102	Township	05
103	Section	09
104	Parcel Numbering: 1 = State Plane Coordinates 2 = Non-coordinates	11
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106	Parcel North Coordinate	15
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110	Action Code: 1 = Delete 2 = Add 3 = Change	28

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501	Structure Code (The codes are on back, pick the one code that best describes the improvements, if there are no improvements enter XXX)		87
703	Continued Review Needed on Improvements (if none enter 00)		90

Montana

County Boundaries and County Seats

RECAP BY PROPERTY TYPE

ALL TYPES

YEAR	NUMBER OF SALES	RATIO OF MEANS
All Years	28,550	.465
1980	3,487	.449
1979	12,548	.451
1978	10,330	.477
1977	1,855	.557
1976	258	.624
1975	72	.684

RESIDENTIAL

YEAR	NUMBER OF SALES	RATIO OF MEANS
All Years	26,512	.454
1980	3,242	.439
1979	11,785	.442
1978	9,528	.469
1977	1,680	.520
1976	212	.598
1975	65	.666

APARTMENT & COMMERCIAL

YEAR	NUMBER OF SALES	RATIO OF MEANS
All Years	1,880	.532
1980	231	.519
1979	727	.515
1978	731	.523
1977	148	.712
1976	36	.699
1975	7	.735

INDUSTRIAL AND OTHER

YEAR	NUMBER OF SALES	RATIO OF MEANS
All Years	158	.522
1980	14	.384
1979	36	.572
1978	71	.453
1977	27	.695
1976	10	.447
1975	--	---

RECAP BY STRUCTURE TYPE

STRUCTURE TYPE	NUMBER OF SALES	RATIO OF MEANS
1. Automobile Dealers	8	.629
2. Bar or Tavern	137	.436
3. Bank or Savings & Loan	4	.879
4. Bowling Alley	4	.873
5. Church or Synagogue	4	.606
6. Condominium	157	.601
7. Department	5	.961
8. Duplex	310	.531
9. Fraternal Building	2	.457
10. Garage	190	.457
11. Gas Station or Service Garage	161	.584
12. Hotel	21	.688
13. Hospital	---	---
14. Industrial Building	23	.517
15. Laundromat or Dry Cleaner	21	.460
16. Market or Grocery Store	38	.496
17. Medical Office Building	17	.526
18. Motel	81	.442
19. Multi-Family Apartment	316	.572
20. Office Building	116	.618
21. Other Structure	437	.526
22. Parking Lot	1	.272
23. Restaurant	90	.456
24. Retail Store	200	.524
25. Single Family Residence	19,076	.457
26. Shed	205	.350
27. Theater	8	.474
28. Triplex	49	.450
29. Trailer Court Improvements	5	.222
30. Warehouse	113	.643
31. No Improvements	6,724	.404
TOTAL	28,523	

EDIT CRITERIA USED FOR INCLUSION IN THIS ASSESSMENT—SALE RATIO STUDY

1) PROPERTY TYPE(S) REQUESTED: ALL
2) STRUCTURE TYPE(S) REQUESTED: ALL
3) MINIMUM SALE DATE ACCEPTED: 01/01/75
4) MAXIMUM SALE DATE ACCEPTED: 12/31/80
5) MINIMUM SALE RATIO ACCEPTED: 0.1
6) MAXIMUM SALE RATIO ACCEPTED: 3.0
7) NO CONDITION OF SALE
8) NO CONTINUED REVIEW NEEDED ON SALE

SALES RATIO STUDY

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF MEANS WEIGHTED	LAND TO BLDG RATIO	LOCAL INDEX
BUTTE		1,524	2.842	0.100	0.323	0.606	53.319%	$14,766	$27,985	$24,012	0.527		
NONE		230	2.184	0.109	0.258	0.504	51.296%	$16,347	$34,956	$43,245	0.467		
COMBINATION		19	1.070	0.298	0.250	0.595	42.008%	$7,392	$14,405	$15,258	0.513		
SILVER BOW	COUNTY 01	1,773	2.842	0.100	0.316	0.593	53.406%	$14,892	$28,744	$27,336	0.518		
BLACK EAGLE		18	1.713	0.238	0.407	0.534	76.281%	$11,778	$28,109	$14,202	0.419		
BELT		13	1.021	0.177	0.216	0.402	53.632%	$4,460	$13,550	$10,927	0.329		
CASCADE		17	0.728	0.124	0.166	0.370	44.939%	$10,998	$29,618	$17,140	0.371		
GREAT FALLS		2,533	1.962	0.111	0.149	0.478	31.118%	$22,221	$46,116	$32,203	0.481		
NEIHART		6	0.455	0.110	0.123	0.312	39.553%	$5,600	$17,917	$12,539	0.312		
VAUGHN		7	0.431	0.165	0.104	0.346	30.019%	$11,385	$30,379	$12,739	0.374		
NONE		150	1.996	0.117	0.227	0.455	49.881%	$14,716	$34,119	$34,562	0.431		
COMBINATION		14	0.894	0.141	0.201	0.370	54.511%	$7,645	$23,067	$18,564	0.331		
CASCADE	COUNTY 02	2,758	1.996	0.110	0.158	0.475	33.320%	$21,454	$44,872	$32,293	0.478		
BILLINGS		1,763	2.702	0.109	0.173	0.493	35.213%	$24,408	$50,538	$25,231	0.482		
LAUREL		91	0.900	0.124	0.143	0.421	34.049%	$15,386	$35,209	$13,317	0.436		
NONE		482	2.266	0.100	0.216	0.521	41.443%	$22,991	$44,854	$31,873	0.512		
COMBINATION		7	0.840	0.342	0.176	0.479	36.797%	$15,157	$34,613	$13,108	0.437		
YELLOWSTONE	COUNTY 03	2,343	2.702	0.100	0.183	0.496	36.892%	$23,739	$48,726	$26.609	0.487		
FRENCHTOWN		5	0.650	0.192	0.191	0.434	44.159%	$7,757	$18,300	$8,976	0.423		
LOLO		21	1.114	0.439	0.166	0.590	28.203%	$26,386	$43,043	$30.540	0.613		
MISSOULA		1,087	2.480	0.152	0.170	0.500	34.136%	$29,058	$58,298	$43,235	0.498		
SEELY LAKE		5	0.800	0.434	0.142	0.606	23.459%	$7,308	$14,800	$16,404	0.493		
NONE		959	2.272	0.100	0.204	0.571	35.722%	$26,123	$48,684	$35,367	0.536		
COMBINATION		4	1.800	0.264	0.688	0.786	87.581%	$21,439	$43,000	$31,956	0.498		
MISSOULA	COUNTY 04	2,081	2.480	0.100	0.192	0.534	35.931%	$27,560	$53,483	$39.924	0.515		
AUGUSTA		22	0.818	0.266	0.178	0.617	28.902%	$5,605	$13,092	$20,461	0.428		
EAST HELENA		126	1.175	0.141	0.161	0.458	35.140%	$14,031	$28,390	$15,130	0.494		
NO-NAME		106	2.607	0.144	0.308	0.482	64.066%	$20,072	$44,435	$29,722	0.451		
HELENA		1,402	2.935	0.100	0.173	0.442	39.154%	$18,801	$41,496	$37,780	0.453		
LINCOLN		27	0.980	0.175	0.205	0.387	52.953%	$10,249	$23,709	$32,739	0.432		
UNIONVILLE		13	0.802	0.187	0.178	0.452	39.547%	$11,702	$28,810	$21.935	0.406		
NONE		992	2.861	0.100	0.227	0.414	54.969%	$12,252	$28,722	$29,966	0.426		
COMBINATION		6	1.560	0.142	0.537	0.491	109.418%	$4,103	$13,442	$14,663	0.305		
LEWIS AND CLARK	COUNTY 05	2,694	2.935	0.100	0.203	0.435	46.820%	$15,956	$35,761	$34,382	0.446		
BELGRADE		214	1.370	0.107	0.133	0.396	33.828%	$13,661	$31,724	$19,342	0.430		
BIG SKY		54	0.827	0.259	0.116	0.579	20.120%	$19,517	$32,108	$19,149	0.607		
BOZEMAN		716	1,491	0.114	0.140	0.405	34.636%	$22,064	$54,038	$41,344	0.408		
MANHATTAN		19	0.730	0.131	0.125	0.335	37.441%	$10,739	$33,013	$16,253	0.325		
THREE FORKS		49	0.756	0.172	0.124	0.454	27.412%	$10,989	$25,842	$16,358	0.425		

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF MEANS WEIGHTED	LAND TO BLDG RATIO	LOCAL INDEX
NO-NAME		11	0.440	0.190	0.071	0.322	22.188%	$24,597	$76,497	$46,323	0.321		
WILLOW CREEK		7	0.466	0.231	0.092	0.377	24.408%	$8,864	$22,261	$11,677	0.398		
WEST YELLOWSTONE		12	0.934	0.160	0.201	0.408	49.341%	$23,364	$58,544	$27,666	0.399		
NONE		623	2.417	0.100	0.176	0.362	48.710%	$14,160	$35,947	$42,121	0.393		
COMBINATION		8	1.032	0.180	0.369	0.517	71.378%	$5,691	$15,744	$13,910	0.361		
GALLATIN	COUNTY 06	1,713	2.417	0.100	0.159	0.394	40.418%	$17,512	$42,807	$39,467	0.409		
BIG FORK		16	1.125	0.106	0.278	0.578	48.183%	$47,063	$98,386	$130,483	0.478		
COLUMBIA FALLS		98	1.291	0.110	0.203	0.452	44.917%	$17,747	$39,125	$22,896	0.453		
NO-NAME		11	0.787	0.217	0.157	0.443	35.392%	$12,571	$27,481	$12,324	0.457		
HUNGRY HORSE		6	0.366	0.237	0.051	0.299	17.293%	$4,930	$15,417	$12,427	0.319		
NO-NAME		6	0.659	0.332	0.119	0.452	26.289%	$30,319	$61,567	$28,262	0.492		
KALISPELL		410	1.681	0.100	0.181	0.428	42.430%	$20,853	$45,035	$33,114	0.463		
MARTIN CITY		9	1.228	0.200	0.321	0.472	68.035%	$891	$2,167	$1,022	0.411		
SOMERS		7	0.429	0.320	0.036	0.376	9.580%	$7,810	$20,920	$9,129	0.373		
WHITEFISH		133	1.924	0.100	0.239	0.375	63.804%	$20,179	$52,391	$82,411	0.385		
NO-NAME		26	0.959	0.137	0.182	0.422	43.137%	$13,309	$29,256	$13,545	0.454		
NONE		1,226	2.910	0.101	0.234	0.453	51.716%	$14,897	$36,571	$38,387	0.407		
COMBINATION		29	1.127	0.195	0.190	0.429	44.249%	$12,822	$34,112	$29,925	0.375		
FLATHEAD	COUNTY 07	1,977	2.910	0.100	0.222	0.442	50.307%	$16,753	$39,635	$42,800	0.422		
DENTON		12	0.671	0.419	0.085	0.535	15.998%	$4,952	$9,633	$5,983	0.514		
GRASS RANGE		6	0.886	0.294	0.202	0.564	35.836%	$4,278	$9,617	$9,349	0.444		
LEWISTOWN		260	1.130	0.100	0.151	0.388	38.865%	$12,284	$31,687	$18,774	0.387		
MOORE		12	0.431	0.100	0.106	0.266	40.071%	$2,953	$8,950	$7,515	0.329		
WINIFRED		15	1.150	0.150	0.309	0.419	73.774%	$884	$2,390	$3,229	0.369		
NONE		26	0.831	0.101	0.179	0.332	53.951%	$7,179	$22,439	$22,159	0.319		
COMBINATION		7	1.025	0.100	0.392	0.477	82.184%	$1,199	$3,186	$5,300	0.376		
FERGUS	COUNTY 08	338	1.150	0.100	0.173	0.391	44.349%	$10,422	$27,103	$19,939	0.384		
BROADUS		45	0.896	0.100	0.188	0.366	51.483%	$10,409	$25,441	$19,985	0.409		
NO-NAME		6	0.456	0.150	0.108	0.361	29.954%	$14,098	$35,767	$15,542	0.394		
COMBINATION		8	0.685	0.105	0.218	0.408	53.387%	$10,496	$22,423	$17,943	0.468		
POWDER RIVER	COUNTY 09	59	0.896	0.100	0.184	0.371	49.600%	$10,796	$26,082	$19,353	0.413		
BELFRY		7	0.775	0.300	0.165	0.482	34.217%	$6,633	$13,714	$7,500	0.483		
BRIDGER		47	0.844	0.101	0.153	0.422	36.378%	$13,267	$30,217	$20,003	0.439		
EDGAR		8	2.900	0.131	0.893	0.716	124.619%	$5,516	$13,650	$10,385	0.404		
FROMBERG		21	0.840	0.127	0.194	0.395	49.211%	$9,039	$23,987	$15,905	0.376		
JOLIET		44	1.280	0.232	0.183	0.510	35.882%	$13,429	$27,612	$17,076	0.486		
RED LODGE		186	1.152	0.102	0.178	0.429	41.490%	$13,950	$33,261	$36,686	0.419		
ROBERTS		10	1.124	0.133	0.259	0.452	57.499%	$7,822	$17,230	$10,672	0.453		
NONE		221	1.147	0.110	0.170	0.406	41.910%	$9,759	$24,919	$24,051	0.391		
COMBINATION		8	0.848	0.131	0.239	0.501	47.836%	$7,909	$14,050	$11,662	0.562		

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LOCAL INDEX
CARBON	COUNTY 10	552	2.900	0.101	0.206	0.430	47.871%	$11,572	$27,758	$27,900	0.416	
DODSON		10	2.413	0.283	0.667	1.094	61.023%	$4,030	$4,598	$5.167	0.876	
MALTA		135	1.415	0.103	0.212	0.539	39.419%	$16,266	$30,268	$22,263	0.537	
SACO		16	1.372	0.122	0.388	0.832	46.732%	$4,131	$5,481	$6,827	0.753	
NONE		20	1.101	0.105	0.259	0.475	54.460%	$9,538	$21,324	$22,003	0.447	
COMBINATION		3	1.278	0.267	0.513	0.826	62.129%	$3,840	$5,417	$4,758	0.708	
PHILLIPS	COUNTY 11	184	2.413	0.103	0.317	0.592	53.484%	$13,612	$25,340	$22,422	0.537	
BOX ELDER		8	1.150	0.110	0.406	0.473	85.727%	$4,804	$17,575	$29,893	0.273	
NO-NAME		5	1.974	0.256	0.709	0.800	88.571%	$8,920	$21,800	$17,502	0.409	
HINGHAM		6	0.615	0.287	0.107	0.413	26.115%	$9,058	$23,388	$32,262	0.387	
HAVRE		563	1.379	0.112	0.143	0.411	34.864%	$18,581	$45,126	$33,040	0.411	
KREMLIN		6	0.367	0.227	0.056	0.307	18.354%	$7,371	$22,554	$21,937	0.326	
RUDYARD		8	3.000	0.495	1.097	1.437	76.371%	$5,492	$8,250	$10,986	0.665	
NONE		66	1.158	0.101	0.223	0.411	54.275%	$14,136	$33,278	$30,758	0.424	
COMBINATION		2	0.752	0.206	0.385	0.479	80.474%	$4,848	$10,250	$354	0.472	
HILL	COUNTY 12	664	3.000	0.101	0.232	0.426	54.442%	$17,514	$42,491	$33,036	0.412	
CORVALLIS		18	1.255	0.103	0.246	0.382	64.411%	$10,115	$27,339	$12,406	0.369	
DARBY		25	0.690	0.100	0.143	0.309	46.453%	$7,496	$26,498	$28,296	0.282	
FLORENCE		10	0.671	0.168	0.143	0.402	35.543%	$13,664	$33,050	$13,771	0.413	
HAMILTON		180	1.847	0.132	0.205	0.373	55.041%	$14,948	$43,683	$30,545	0.342	
STEVENSVILLE		45	0.816	0.134	0.132	0.314	42.010%	$14,948	$45,968	$19,325	0.325	
VICTOR		12	0.520	0.188	0.104	0.315	33.108%	$8,433	$25,808	$12,603	0.326	
NONE		507	2.992	0.100	0.381	0.428	89.052%	$12,888	$34,750	$31,163	0.370	
RAVALLI	COUNTY 13	797	2.992	0.100	0.326	0.402	81.102%	$13,180	$36,819	$30,084	0.357	
MILES CITY		507	2.729	0.122	0.223	0.529	42.119%	$19,444	$38,671	$81,072	0.502	
NONE		86	1.458	0.160	0.229	0.534	42.992%	$25,748	$41,503	$89,567	0.620	
COMBINATION		4	1.058	0.389	0.326	0.569	57.389%	$14,241	$33,225	$19.346	0.428	
CUSTER	COUNTY 14	597	2.729	0.122	0.224	0.530	42.284%	$20,317	$39,043	$82,020	0.520	
ARLEE		7	0.742	0.102	0.241	0.425	56.794%	$11,347	$26,857	$22,194	0.422	
CHARLO		10	0.769	0.211	0.162	0.364	44.439%	$5,173	$12,590	$11,252	0.410	
DAYTON		6	0.333	0.141	0.072	0.208	34.641%	$3,374	$16,300	$14,912	0.206	
PABLO		17	1.325	0.128	0.250	0.513	48.696%	$11,377	$21,873	$11,353	0.520	
POLSON		236	1.213	0.113	0.158	0.410	38.577%	$13,017	$30,360	$24,935	0.428	
RONAN		111	1.082	0.162	0.151	0.445	34.030%	$12,464	$27,444	$17,160	0.454	
SAINT IGNATIUS		37	0.918	0.132	0.165	0.465	35.576%	$10,224	$23,931	$21,122	0.427	
NONE		793	1.259	0.113	0.163	0.466	34.947%	$18,077	$42,470	$37,651	0.425	
COMBINATION		5	0.748	0.100	0.255	0.330	77.245%	$15,983	$36,329	$27,396	0.439	
LAKE	COUNTY 15	1,222	1.325	0.100	0.165	0.451	36.688%	$16,034	$37,431	$33,753	0.428	

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GLENDIVE		277	1.315	0.100	0.141	0.506	27.965%	$24,511	$47,520	$92,809	0.515		
RICHEY		16	1.425	0.100	0.365	0.614	59.456%	$9,001	$17,100	$14,386	0.526		
NONE		153	0.999	0.100	0.132	0.456	29.003%	$16,144	$34,352	$20,180	0.469		
COMBINATION		5	1.318	0.485	0.352	0.910	38.706%	$10,450	$13,200	$12,795	0.791		
DAWSON	COUNTY 16	451	1.425	0.100	0.163	0.497	32.883%	$20,966	$41,593	$74,152	0.504		
BAINVILLE		9	0.947	0.125	0.269	0.487	55.242%	$2,140	$3,644	$4,215	0.587		
CULBERTSON		54	1.654	0.129	0.273	0.551	49.603%	$9,467	$17,942	$17,720	0.527		
FROID		15	1.040	0.150	0.260	0.534	48.755%	$4,056	$7,967	$8,254	0.509		
POPLAR		36	1.250	0.150	0.248	0.547	45.480%	$8,449	$17,372	$12,892	0.486		
WOLF POINT		123	1.139	0.105	0.169	0.489	34.693%	$12,936	$27,598	$19,807	0.468		
NONE		11	0.998	0.205	0.247	0.585	42.195%	$18,791	$32,591	$26,532	0.576		
COMBINATION		1	0.540	0.540	0.000	0.540	0.000%	$6,488	$12,000	$0	0.540		
ROOSEVELT	COUNTY 17	249	1.654	0.105	0.220	0.518	42.526%	$10,843	$22,135	$19,186	0.489		
DILLON		308	2.568	0.129	0.259	0.478	54.175%	$19,617	$38,484	$50,310	0.509		
LIMA		27	1.177	0.133	0.228	0.563	40.623%	$8,599	$17,446	$36,800	0.492		
WISDOM		25	0.827	0.113	0.178	0.389	45.896%	$4,323	$12,452	$16,422	0.347		
NONE		188	1.809	0.103	0.209	0.374	55.970%	$14,068	$36,186	$43,311	0.388		
COMBINATION		12	1.090	0.144	0.300	0.475	63.203%	$7,596	$20,058	$16,921	0.378		
BEAVERHEAD	COUNTY 18	560	2.568	0.103	0.245	0.443	55.355%	$16,283	$35,141	$46,339	0.463		
BIG SANDY		43	2.500	0.100	0.377	0.604	62.377%	$8,154	$14,203	$14,752	0.574		
FORT BENTON		74	1.183	0.100	0.192	0.488	39.412%	$11,280	$23,260	$22,263	0.484		
GERALDINE		8	0.849	0.262	0.193	0.578	33.354%	$6,644	$12,450	$10,103	0.533		
HIGHWOOD		7	0.990	0.136	0.373	0.453	82.271%	$3,604	$11,974	$12,633	0.300		
LOMA		6	1.058	0.120	0.392	0.660	59.422%	$10,418	$14,167	$19,377	0.735		
COMBINATION		4	0.627	0.232	0.180	0.359	50.233%	$8,877	$29,475	$20,688	0.301		
CHOUTEAU	COUNTY 19	142	2.500	0.100	0.282	0.530	53.337%	$9,590	$19,143	$19,525	0.500		
FRAZER		7	2.061	0.252	0.700	0.954	73.409%	$6,796	$8,871	$5,711	0.766		
GLASGOW		269	2.946	0.100	0.368	0.594	61.872%	$18,963	$36,345	$39,962	0.521		
HINSDALE		19	1.751	0.120	0.380	0.704	54.021%	$7,874	$12,320	$11,412	0.639		
NASHUA		32	2.493	0.126	0.569	0.762	74.664%	$4,956	$8,356	$8,563	0.593		
OPHEIM		12	2.584	0.335	0.615	1.166	52.760%	$8,775	$8,217	$6,363	1.067		
NONE		32	1.000	0.114	0.240	0.422	57.045%	$13,518	$29,705	$24,347	0.455		
COMBINATION		7	2.500	0.170	0.790	0.879	89.852%	$5,106	$8,574	$19,254	0.595		
VALLEY	COUNTY 20	378	2.946	0.100	0.426	0.630	67.724%	$15,954	$30,290	$36,331	0.526		
KEVIN		21	1.656	0.306	0.341	0.875	38.958%	$4,624	$6,838	$7,842	0.676		
SHELBY		129	1.292	0.116	0.263	0.543	48.516%	$14,566	$27,137	$24,759	0.536		
SUNBURST		29	2.990	0.220	0.551	0.706	78.065%	$7,158	$12,921	$9,534	0.553		
SWEETGRASS		7	1.324	0.140	0.374	0.522	71.667%	$2,977	$4,160	$4,567	0.715		
NONE		5	1.564	0.184	0.506	0.754	67.171%	$14,644	$22,000	$24,039	0.665		

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COMBINATION		7	1.360	0.233	0.471	0.660	71.377%	$898	$1,011	$1,211	0.888		
TOOLE	COUNTY 21	198	2.990	0.116	0.359	0.611	58.770%	$11,535	$21,036	$22,579	0.548		
HARDIN		219	1.234	0.100	0.191	0.492	38.853%	$15,770	$30,608	$24,377	0.515		
LODGE GRASS		5	0.829	0.410	0.158	0.591	26.796%	$4,358	$6,355	$5,362	0.685		
NONE		23	1.110	0.110	0.282	0.422	66.972%	$14,716	$27,950	$62,378	0.526		
COMBINATION		4	0.624	0.126	0.239	0.387	61.755%	$2,356	$4,251	$4,975	0.554		
BIG HORN	COUNTY 22	251	1.234	0.100	0.202	0.486	41.550%	$15,233	$29,461	$29,725	0.517		
MELSTONE		14	2.620	0.232	0.730	0.970	75.267%	$2,261	$3,634	$3,609	0.622		
MUSSELSHELL		10	1.082	0.150	0.319	0.624	51.125%	$8,863	$13,930	$13,460	0.636		
ROUNDUP		303	2.800	0.100	0.407	0.593	68.641%	$8,016	$16,157	$24,727	0.496		
NONE		285	2.708	0.110	0.330	0.396	83.408%	$4,170	$11,167	$13,962	0.373		
COMBINATION		1	0.194	0.194	0.000	0.194	0.000%	$2,143	$11,000	$0	0.194		
MUSSELSHELL	COUNTY 23	613	2.800	0.100	0.400	0.510	78.420%	$6,101	$13,506	$20,085	0.451		
CHINOOK		54	1.084	0.134	0.193	0.365	53.084%	$8,984	$25,953	$16,660	0.346		
HARLEM		29	1.691	0.163	0.370	0.613	60.394%	$6,891	$14,198	$13,992	0.485		
NONE		10	1.003	0.178	0.249	0.345	72.189%	$7,845	$27,502	$21,227	0.285		
COMBINATION		9	1.533	0.178	0.569	0.966	58.894%	$3,831	$15,721	$42,885	0.243		
BLAINE	COUNTY 24	102	1.691	0.134	0.352	0.487	72.311%	$7,823	$21,860	$20.446	0.357		
VIRGINIA CITY		5	0.476	0.200	0.115	0.307	37.538%	$3,340	$8,660	$10,411	0.385		
NONE		47	1.458	0.148	0.217	0.769	28.219%	$23,958	$34,873	$29,730	0.687		
COMBINATION		8	2.046	0.229	0.576	0.847	67.989%	$11,636	$15,416	$16,994	0.754		
MADISON	COUNTY 25	60	2.046	0.148	0.308	0.741	41.609%	$20,597	$30,095	$28,584	0.684		
BRADY		12	2.169	0.240	0.676	0.840	80.476%	$7,599	$16,589	$22,308	0.458		
CONRAD		182	1.866	0.184	0.289	0.589	49.129%	$15,724	$28,262	$25.277	0.556		
DUPUYER		9	0.972	0.126	0.274	0.475	57.685%	$6,239	$13,573	$13,768	0.459		
VALIER		59	2.356	0.127	0.392	0.612	64.107%	$5,175	$9,172	$8,639	0.564		
NONE		9	2.429	0.186	0.968	1.123	86.259%	$14,912	$20,160	$15,664	0.739		
PONDERA	COUNTY 26	271	2.429	0.126	0.387	0.619	62.508%	$12,725	$22,832	$23.302	0.557		
FAIRVIEW		49	2.292	0.100	0.389	0.454	85.743%	$9,834	$23,659	$16,102	0.415		
LAMBERT		8	1.666	0.200	0.511	0.668	76.588%	$2,340	$3,550	$4,193	0.659		
SAVAGE		15	2.500	0.125	0.654	0.516	126.867%	$3,664	$12,827	$18,340	0.285		
SIDNEY		287	2.053	0.117	0.234	0.409	57.248%	$15,780	$41,109	$26,950	0.383		
NONE		48	0.445	0.105	0.103	0.265	39.141%	$12,017	$39,622	$33,240	0.303		
COMBINATION		5	0.352	0.136	0.083	0.265	31.397%	$8,249	$26,400	$33,595	0.312		
RICHLAND	COUNTY 27	412	2.500	0.100	0.284	0.405	70.226%	$13,841	$36,923	$27,623	0.374		

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DEER LODGE		69	2.025	0.220	0.307	0.703	43.731%	$14,712	$24,182	$15,189	0.608	
NONE		26	1.500	0.125	0.336	0.635	52.957%	$14,186	$25,668	$24,672	0.552	
COMBINATION		7	1.281	0.225	0.349	0.746	46.829%	$5,986	$15,421	$21,972	0.388	
POWELL	COUNTY 28	102	2.025	0.125	0.316	0.689	45.920%	$13,979	$23,960	$18,453	0.583	
ASHLAND		9	2.104	0.209	0.610	0.772	79.059%	$8,609	$16,333	$21,809	0.527	
COLSTRIP		175	1.608	0.134	0.182	0.523	34.875%	$16,403	$30,263	$14,018	0.542	
FORSYTH		213	2.655	0.137	0.282	0.444	63.585%	$11,143	$27,694	$19,688	0.402	
LAME DEER		6	0.710	0.173	0.195	0.341	57.261%	$3,762	$13,792	$18,704	0.272	
ROSEBUD		8	1.050	0.255	0.315	0.513	61.410%	$3,148	$9,413	$10,442	0.334	
NONE		12	1.812	0.116	0.435	0.557	78.119%	$14,508	$32,383	$27,468	0.448	
COMBINATION		7	2.000	0.240	0.785	0.854	91.854%	$5,486	$9,475	$12,078	0.579	
ROSEBUD	COUNTY 29	430	2.655	0.116	0.285	0.493	57.815%	$12,981	$27,802	$18,103	0.466	
ANACONDA		266	2.487	0.156	0.317	0.586	54.211%	$12,265	$24,207	$18,534	0.506	
OPPORTUNITY		7	0.641	0.170	0.167	0.478	34.976%	$9,817	$18,914	$11,060	0.519	
NONE		51	2.612	0.107	0.507	0.612	82.868%	$9,160	$19,214	$17,101	0.476	
COMBINATION		2	0.543	0.420	0.087	0.481	18.111%	$6,780	$12,817	$13,882	0.528	
DEER LODGE	COUNTY 30	326	2.612	0.107	0.350	0.587	59.699%	$11,693	$23,242	$18,230	0.503	
CHOTEAU		128	1.760	0.110	0.271	0.448	60.507%	$10,870	$24,396	$20,225	0.445	
DUTTON		28	1.000	0.224	0.204	0.562	36.349%	$6,975	$15,330	$12,966	0.454	
FAIRFIELD		41	1.174	0.169	0.183	0.417	43.989%	$9,920	$25,494	$16,828	0.389	
NONE		31	2.000	0.119	0.340	0.375	90.628%	$8,154	$25,035	$24,113	0.325	
COMBINATION		10	2.000	0.116	0.603	0.509	118.606%	$2,817	$8,200	$13,990	0.343	
TETON	COUNTY 31	238	2.000	0.110	0.284	0.449	63.284%	$9,556	$22,921	$19,648	0.416	
ABSAROKEE		14	0.562	0.159	0.133	0.322	41.230%	$11,504	$38,729	$29,903	0.297	
COLUMBUS		51	1.151	0.104	0.163	0.435	37.452%	$14,318	$32,599	$22,928	0.439	
PARK CITY		25	0.554	0.101	0.142	0.325	43.834%	$13,692	$36,167	$18,210	0.378	
REEDPOINT		6	0.820	0.129	0.249	0.335	74.162%	$9,105	$23,390	$20,695	0.389	
NONE		116	1.125	0.104	0.176	0.411	43.002%	$7,522	$20,333	$18,747	0.369	
STILLWATER	COUNTY 32	212	1.151	0.101	0.172	0.399	43.251%	$10,193	$26,452	$21,685	0.385	
HYSHAM		44	1.260	0.158	0.259	0.481	53.794%	$5,722	$13,213	$14,408	0.433	
COMBINATION		1	0.760	0.760	0.000	0.760	0.000%	$190	$250	$0	0.760	
TREASURE	COUNTY 33	45	1.260	0.158	0.259	0.487	53.185%	$5,599	$12,925	$14,374	0.433	
ANTELOPE		8	1.926	0.282	0.591	0.681	86.850%	$2,036	$5,216	$7,150	0.390	
MEDICINE LAKE		31	2.879	0.111	0.730	0.786	92.850%	$6,212	$14,700	$19,275	0.422	
OUTLOOK		5	3.000	0.136	1.175	1.419	82.784%	$4,611	$11,905	$14,375	0.387	
PLENTYWOOD		139	2.860	0.125	0.302	0.481	62.749%	$13,493	$30,162	$23,546	0.447	
WESTBY		13	1.534	0.104	0.408	0.741	55.060%	$3,815	$6,206	$10,224	0.614	

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COMBINATION		14	2.712	0.223	0.722	1.004	71.962%	$4,436	$8,846	$14,832	0.501	
SHERIDAN	COUNTY 34	210	3.000	0.104	0.510	0.607	83.937%	$10,567	$23,591	$23,124	0.447	
HOT SPRINGS		25	1.447	0.114	0.286	0.518	55.335%	$6,461	$13,478	$13,354	0.479	
PARADISE		6	0.956	0.325	0.226	0.623	36.405%	$6,791	$11,882	$4,662	0.571	
PLAINS		16	0.939	0.253	0.173	0.562	30.839%	$10,076	$18,455	$11,795	0.545	
THOMPSON FALLS		44	1.041	0.107	0.203	0.587	34.648%	$12,611	$22,466	$19,212	0.561	
NONE		129	2.935	0.111	0.325	0.534	60.836%	$8,484	$19,695	$19,776	0.430	
COMBINATION		8	0.991	0.205	0.253	0.494	51.205%	$5,403	$13,888	$14,459	0.389	
SANDERS	COUNTY 35	228	2.935	0.107	0.286	0.545	52.466%	$9,017	$19,052	$18,266	0.473	
STANFORD		11	1.243	0.306	0.263	0.596	44.205%	$4,932	$8,121	$6,091	0.607	
NONE		10	2.429	0.192	0.673	0.764	88.059%	$3,968	$5,523	$7,193	0.718	
JUDITH BASIN	COUNTY 36	21	2.429	0.192	0.496	0.676	73.357%	$4,473	$6,884	$6,603	0.649	
FLAXVILLE		5	2.065	0.250	0.691	0.917	75.416%	$2,892	$3,997	$3,933	0.723	
SCOBY		30	1.605	0.129	0.327	0.570	57.339%	$10,766	$25,867	$31,949	0.416	
NO-NAME		28	1.285	0.200	0.241	0.495	48.757%	$11,909	$22,862	$21,998	0.520	
WHITETAIL		5	2.000	0.500	0.619	0.962	64.295%	$1,287	$1,300	$2,488	0.990	
COMBINATION		7	0.809	0.100	0.216	0.501	43.101%	$3,702	$7,164	$7,574	0.516	
DANIELS	COUNTY 37	75	2.065	0.100	0.366	0.585	62.669%	$9,377	$19,904	$25,612	0.471	
BROWNING		35	1.246	0.126	0.265	0.452	58.645%	$11,236	$24,844	$36,427	0.452	
CUT BANK		189	1.275	0.134	0.155	0.441	35.111%	$16,872	$39,394	$34,858	0.428	
EAST GLACIER PARK		16	0.537	0.106	0.129	0.258	50.096%	$5,828	$20,251	$17,184	0.287	
SANTA RITA		5	1.496	0.135	0.531	0.792	67.032%	$6,629	$9,260	$10,823	0.715	
NONE		61	0.719	0.105	0.158	0.291	54.298%	$4,830	$15,282	$15,810	0.316	
GLACIER	COUNTY 38	306	1.496	0.105	0.198	0.409	48.493%	$13,082	$31,430	$32,759	0.416	
BAKER		324	2.980	0.100	0.468	0.631	74.217%	$12,172	$23,483	$18,453	0.518	
PLEVNA		8	1.900	0.693	0.448	1.124	39.906%	$13,370	$13,813	$23,128	0.967	
NONE		12	2.503	0.215	0.697	0.774	90.039%	$37,420	$43,833	$46,489	0.853	
COMBINATION		2	0.910	0.237	0.475	0.573	82.923%	$12,380	$38,000	$39,598	0.325	
FALLON	COUNTY 39	346	2.980	0.100	0.481	0.647	74.390%	$13,076	$24,049	$20,508	0.543	
BIG TIMBER		56	2.646	0.141	0.389	0.598	65.044%	$14,174	$28,277	$17,831	0.501	
COMBINATION		3	0.550	0.200	0.198	0.428	46.234%	$3,215	$7,500	$0	0.428	
SWEET GRASS	COUNTY 40	59	2.646	0.141	0.382	0.589	64.884%	$13,617	$27,220	$17,964	0.500	
CIRCLE		29	1.466	0.281	0.220	0.497	44.301%	$12,223	$25,093	$15,323	0.487	
COMBINATION		3	0.400	0.333	0.038	0.377	10.177%	$77	$200	$50	0.385	

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MCCONE	COUNTY 41	32	1.466	0.281	0.212	0.486	43.738%	$11,084	$22,759	$16,323	0.487		
ALZADA		9	1.700	0.116	0.595	0.577	103.089%	$5,635	$17,106	$25,023	0.329		
EKALAKA		93	2.856	0.112	0.703	0.818	86.007%	$8,253	$11,939	$15,754	0.691		
COMBINATION		6	0.589	0.166	0.180	0.324	55.661%	$4,202	$13,350	$10,685	0.314		
CARTER	COUNTY 42	108	2.856	0.112	0.685	0.770	88.957%	$7,810	$12,448	$16,360	0.627		
TOWSEND		60	2.563	0.249	0.311	0.563	55.331%	$16,605	$32,228	$33,469	0.515		
NONE		13	0.649	0.199	0.151	0.376	40.297%	$11,145	$27,904	$13,227	0.399		
COMBINATION		4	1.680	0.308	0.626	0.785	79.762%	$11,946	$19,163	$25,574	0.623		
BROADWATER	COUNTY 43	77	2.563	0.199	0.320	0.543	58.986%	$15,441	$30,820	$30,548	0.501		
HARLOWTON		141	2.225	0.125	0.394	0.646	61.025%	$7,612	$13,480	$13,876	0.564		
JUDITH GAP		24	2.625	0.100	0.611	0.761	80.274%	$1,693	$3,273	$4,680	0.517		
SHAWMUT		7	0.975	0.277	0.261	0.574	45.541%	$1,482	$2,725	$3,426	0.543		
TWODOT		8	0.876	0.219	0.272	0.496	54.844%	$3,858	$8,788	$6,765	0.439		
COMBINATION		4	0.727	0.165	0.235	0.409	57.463%	$6,671	$15,625	$7,181	0.426		
WHEATLAND	COUNTY 44	184	2.625	0.100	0.419	0.647	64.856%	$6,423	$11,582	$12,984	0.554		
FALLON		20	1.433	0.107	0.335	0.574	58.328%	$3,566	$7,354	$10,272	0.484		
TERRY		107	2.235	0.100	0.368	0.631	58.433%	$8,365	$14,014	$17,299	0.596		
PRAIRIE	COUNTY 45	127	2.235	0.100	0.363	0.622	58.342%	$7,609	$12,965	$16,541	0.586		
DRUMMOND		18	1.200	0.239	0.295	0.559	52.804%	$13,859	$27,056	$17,564	0.512		
HALL		5	0.521	0.106	0.166	0.264	62.846%	$4,754	$15,300	$13,489	0.310		
PHILIPSBURG		86	2.914	0.128	0.421	0.682	61.786%	$6,652	$12,247	$15,452	0.543		
NONE		95	1.283	0.112	0.221	0.402	55.077%	$3,747	$10,512	$10,087	0.356		
COMBINATION		3	0.507	0.325	0.091	0.417	21.840%	$4,883	$12,167	$5,298	0.401		
GRANITE	COUNTY 46	207	2.914	0.106	0.350	0.529	66.200%	$5,874	$12,811	$13,952	0.458		
MARTINSDALE		24	2.149	0.147	0.429	0.521	82.370%	$3,047	$5,801	$8,205	0.525		
WHITE SULPHUR SPRINGS		128	2.771	0.106	0.405	0.584	69.330%	$9,813	$17,683	$13,700	0.554		
NONE		49	2.137	0.129	0.417	0.684	61.019%	$8,268	$12,752	$8,656	0.648		
COMBINATION		4	1.428	0.191	0.599	0.530	113.132%	$1,943	$9,885	$19,410	0.196		
MEAGHER	COUNTY 47	205	2.771	0.106	0.415	0.600	69.134%	$8,498	$14,961	$12,799	0.568		
CHESTER		33	1.597	0.111	0.324	0.566	57.344%	$9,906	$15,659	$15,000	0.632		
JOPLIN		13	2.912	0.183	0.706	0.778	90.752%	$5,673	$8,892	$11,239	0.637		
COMBINATION		13	0.912	0.303	0.173	0.554	31.255%	$14,489	$28,315	$18,687	0.511		
LIBERTY	COUNTY 48	59	2.912	0.111	0.419	0.610	68.684%	$9,983	$16,957	$16,339	0.588		
GARDINER		12	0.752	0.108	0.192	0.356	53.914%	$9,965	$33,600	$30,509	0.296		

SALES RATIO STUDY

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF MEANS WEIGHTED	LAND TO BLDG RATIO	LOCAL INDEX
LIVINGSTON		190	2.821	0.102	0.244	0.461	52.943%	$15,850	$35,556	$28,042	0.445		
NONE		138	1.077	0.120	0.196	0.491	40.033%	$11,984	$28,045	$25,608	0.427		
COMBINATION		6	0.838	0.296	0.232	0.485	47.990%	$11,704	$22,750	$22,284	0.514		
PARK	COUNTY 49	346	2.821	0.102	0.225	0.470	47.896%	$14,032	$32,271	$27,253	0.434		
BASIN		6	1.075	0.192	0.324	0.455	71.257%	$6,796	$26,000	$36,601	0.261		
BOULDER		38	1.151	0.160	0.216	0.613	35.342%	$14,615	$23,179	$13,036	0.630		
WHITEHALL		30	1.354	0.235	0.265	0.545	48.771%	$12,931	$24,694	$14,946	0.523		
NONE		119	1.650	0.133	0.231	0.486	47.557%	$13,640	$29,993	$29,185	0.454		
COMBINATION		1	0.440	0.440	0.000	0.440	0.000%	$24,225	$55,000	$0	0.440		
JEFFERSON	COUNTY 51	194	1.650	0.133	0.240	0.518	46.287%	$13,564	$27,844	$25,184	0.487		
WIBAUX		24	0.672	0.201	0.125	0.491	25.458%	$7,221	$14,471	$11,712	0.499		
COMBINATION		4	0.523	0.172	0.145	0.365	39.839%	$15,275	$38,475	$17,140	0.397		
WIBAUX	COUNTY 52	28	0.672	0.172	0.133	0.473	28.123%	$8,372	$17,900	$14,922	0.467		
LAVINA		17	0.968	0.133	0.207	0.582	35.665%	$5,893	$10,653	$13,033	0.553		
RYEGATE		23	1.425	0.200	0.282	0.613	46.125%	$8,123	$14,243	$11,792	0.570		
COMBINATION		1	0.262	0.262	0.000	0.262	0.000%	$5,250	$20,000	$0	0.262		
GOLDEN VALLEY	COUNTY 53	41	1.425	0.133	0.253	0.591	42.842%	$7,128	$12,895	$12,201	0.552		
ALBERTON		26	1.099	0.133	0.216	0.474	45.681%	$10,665	$24,078	$16,577	0.442		
SAINT REGIS		6	0.548	0.261	0.103	0.436	23.591%	$24,543	$51,374	$68,436	0.477		
SUPERIOR		64	0.900	0.258	0.163	0.470	34.668%	$13,910	$30,175	$18,713	0.460		
NONE		139	1.821	0.127	0.250	0.501	50.004%	$5,837	$14,934	$18,043	0.390		
COMBINATION		4	0.868	0.183	0.323	0.665	48.536%	$1,754	$2,775	$1,144	0.632		
MINERAL	COUNTY 54	239	1.821	0.127	0.225	0.491	45.853%	$8,925	$20,721	$21,970	0.430		
WINNETT		8	2.000	0.415	0.508	1.085	46.864%	$3,315	$5,434	$8,856	0.610		
PETROLEUM	COUNTY 55	8	2.000	0.415	0.508	1.085	46.864%	$3,315	$5,434	$8,856	0.610		
EUREKA		44	2.542	0.213	0.421	0.682	61.752%	$9,278	$17,091	$11,390	0.542		
LIBBY		117	2.805	0.119	0.337	0.585	57.570%	$17,051	$32,294	$22,549	0.527		
TROY		38	1.880	0.262	0.287	0.516	55.751%	$11,689	$23,770	$15,853	0.491		
NONE		458	2.894	0.104	0.292	0.570	51.329%	$12,087	$24,310	$24,203	0.497		
COMBINATION		1	1.099	1.099	0.000	1.099	0.000%	$2,198	$2,000	$0	1.099		
LINCOLN	COUNTY 56	658	2.894	0.104	0.312	0.578	53.968%	$12,744	$25,182	$23,125	0.506		
FINAL STATISTICS		28,550	3.000	0.100	0.264	0.491	53.788%	$16,736	$35,975	$36,036	0.465		

EDIT CRITERIA USED FOR INCLUSION IN THIS ASSESSMENT–SALE RATIO STUDY

1) PROPERTY TYPE(S) REQUESTED: ALL
2) STRUCTURE TYPE(S) REQUESTED: ALL
3) MINIMUM SALE DATE ACCEPTED: 01/01/80
4) MAXIMUM SALE DATE ACCEPTED: 12/31/80
5) MINIMUM SALE RATIO ACCEPTED: 0.1
6) MAXIMUM SALE RATIO ACCEPTED: 3.0
7) NO CONDITION OF SALE
8) NO CONTINUED REVIEW NEEDED ON SALE

STATE OF MONTANA DEPARTMENT OF REVENUE 09/24/80
PROPERTY ASSESSMENT DIVISION -- MASS APPRAISAL BUREAU

SALES RATIO STUDY PAGE 1

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LOCAL INDEX
BUTTE		60	1.346	0.240	0.216	0.519	41.674%	$14,576	$31,227	$23,136	0.466	
NONE		13	0.608	0.413	0.065	0.487	13.486%	$17,392	$35,804	$29,314	0.485	
COMBINATION		1	0.518	0.518	0.000	0.518	0.000%	$4,150	$8,000	$0	0.518	
SILVER BOW	COUNTY 01	74	1.346	0.240	0.196	0.513	38.311%	$14,930	$31,717	$24,182	0.470	
GREAT FALLS		287	0.938	0.158	0.116	0.462	25.184%	$25,101	$51,989	$49,344	0.482	
NONE		17	1.000	0.153	0.227	0.414	54.917%	$18,269	$53,632	$77,869	0.340	
COMBINATION		10	0.481	0.110	0.102	0.333	30.774%	$9,592	$25,630	$19,668	0.374	
CASCADE	COUNTY 02	314	1.000	0.110	0.126	0.455	27.714%	$24,237	$51,239	$50,672	0.473	
BILLINGS		186	2.180	0.129	0.215	0.486	44.175%	$25,239	$53,609	$23,673	0.470	
LAUREL		7	0.586	0.318	0.103	0.468	22.144%	$22,187	$47,186	$7,479	0.470	
NONE		7	0.638	0.411	0.077	0.531	14.568%	$32,089	$59,171	$11,820	0.542	
YELLOWSTONE	COUNTY 03	200	2.180	0.129	0.208	0.487	42.796%	$25,372	$53,579	$23,009	0.473	
MISSOULA		248	1.133	0.152	0.136	0.472	28.965%	$28,262	$59,219	$30,963	0.477	
NONE		334	1.092	0.100	0.163	0.540	30.156%	$26,651	$51,801	$32,470	0.514	
COMBINATION		1	0.514	0.514	0.000	0.514	0.000%	$28,570	$55,500	$0	0.514	
MISSOULA	COUNTY 04	583	1.133	0.100	0.155	0.511	30.462%	$27,340	$54,962	$31,995	0.497	
EAST HELENA		14	0.893	0.168	0.236	0.479	49.291%	$14,666	$29,821	$18,637	0.491	
HELENA		189	0.804	0.125	0.114	0.417	27.535%	$21,671	$48,868	$41,898	0.443	
NONE		174	0.750	0.100	0.128	0.382	33.531%	$14,168	$33,262	$23,174	0.425	
COMBINATION		5	0.499	0.195	0.136	0.311	43.803%	$5,575	$14,500	$12,600	0.384	
LEWIS AND CLARK	COUNTY 05	382	0.893	0.100	0.129	0.402	32.125%	$17,786	$40,612	$34,573	0.437	
COLUMBIA FALLS		32	1.291	0.142	0.213	0.413	51.532%	$18,781	$45,578	$25,994	0.412	
KALISPELL		110	1.681	0.167	0.200	0.415	48.371%	$23,021	$49,096	$32,644	0.468	
WHITEFISH		37	1.333	0.137	0.258	0.430	60.130%	$28,906	$70,035	$141,784	0.412	
NONE		362	1.876	0.111	0.210	0.438	48.105%	$16,378	$41,153	$51,366	0.397	
COMBINATION		12	0.659	0.195	0.134	0.349	38.590%	$19,448	$49,958	$40,718	0.389	
FLATHEAD	COUNTY 07	553	1.876	0.111	0.211	0.430	49.118%	$18,743	$45,112	$58,083	0.415	
LEWISTOWN		8	0.421	0.291	0.052	0.364	14.396%	$9,753	$26,688	$12,996	0.365	
COMBINATION		1	0.328	0.328	0.000	0.328	0.000%	$21,375	$65,000	$0	0.328	
FERGUS	COUNTY 08	9	0.421	0.291	0.050	0.360	13.989%	$11,044	$30,944	$17,633	0.356	
COMBINATION		8	0.685	0.278	0.144	0.462	31.195%	$13,798	$29,810	$15,041	0.462	
POWDER RIVER	COUNTY 09	8	0.685	0.278	0.144	0.462	31.195%	$13,798	$29,810	$15,041	0.462	
RED LODGE		20	0.845	0.226	0.151	0.400	37.730%	$15,171	$35,047	$17,134	0.432	

SALES RATIO STUDY

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LOCAL INDEX
NONE		21	0.588	0.110	0.151	0.353	42.768%	$10,500	$31,616	$22,621	0.332	
COMBINATION		13	0.644	0.136	0.140	0.441	31.879%	$14,522	$31,755	$24,410	0.457	
CARBON	COUNTY 10	54	0.845	0.110	0.150	0.392	38.268%	$13,198	$32,920	$20,880	0.400	
MALTA		17	1.020	0.356	0.164	0.532	30.997%	$13,277	$27,444	$20,114	0.483	
COMBINATION		5	2.413	0.606	0.759	1.084	70.053%	$5,341	$7,660	$12,026	0.697	
PHILLIPS	COUNTY 11	22	2.413	0.356	0.432	0.657	65.745%	$11,474	$22,948	$20,194	0.500	
HAVRE		101	0.797	0.112	0.099	0.370	26.893%	$16,757	$44,587	$26,368	0.375	
NONE		11	0.586	0.151	0.134	0.401	33.563%	$16,984	$39,109	$44,466	0.434	
COMBINATION		9	1.974	0.258	0.525	0.622	84.454%	$7,642	$18,194	$23,339	0.420	
HILL	COUNTY 12	121	1.974	0.112	0.180	0.391	46.088%	$16,100	$42,126	$28,799	0.382	
HAMILTON		22	0.890	0.133	0.162	0.362	44.891%	$11,075	$34,479	$15,262	0.321	
STEVENSVILLE		17	0.476	0.134	0.105	0.319	33.061%	$14,389	$42,924	$21,443	0.335	
NONE		75	1.820	0.112	0.222	0.347	63.839%	$16,064	$49,442	$40,835	0.324	
COMBINATION		6	0.499	0.200	0.110	0.358	30.815%	$10,170	$31,667	$14,803	0.321	
RAVALLI	COUNTY 13	120	1.820	0.112	0.193	0.347	55.808%	$14,617	$44,887	$34,518	0.325	
MILES CITY		93	0.912	0.222	0.131	0.504	26.008%	$21,171	$38,738	$39,475	0.546	
NONE		12	0.760	0.184	0.182	0.512	35.583%	$11,073	$23,160	$21,292	0.478	
COMBINATION		1	0.426	0.426	0.000	0.426	0.000%	$18,315	$42,900	$0	0.426	
CUSTER	COUNTY 14	106	0.912	0.184	0.136	0.504	27.052%	$20,001	$37,014	$37,917	0.540	
POLSON		42	1.213	0.136	0.182	0.390	46.844%	$12,329	$31,322	$18,749	0.393	
RONAN		12	0.528	0.162	0.094	0.358	26.388%	$9,250	$25,878	$11,222	0.357	
SAINT IGNATIUS		5	0.542	0.326	0.086	0.443	19.430%	$11,839	$26,660	$4,453	0.444	
NONE		91	0.830	0.133	0.129	0.398	32.539%	$18,565	$49,636	$35,544	0.374	
COMBINATION		6	0.483	0.128	0.130	0.265	49.006%	$9,562	$34,831	$12,281	0.274	
LAKE	COUNTY 15	156	1.213	0.128	0.144	0.389	37.007%	$15,608	$41,572	$30,586	0.375	
GLENDIVE		42	0.744	0.157	0.119	0.454	26.278%	$27,833	$51,937	$119,856	0.535	
NONE		23	0.596	0.102	0.113	0.446	25.432%	$17,702	$38,352	$16,301	0.461	
COMBINATION		3	1.073	0.600	0.252	0.785	32.178%	$7,531	$9,167	$7,783	0.821	
DAWSON	COUNTY 16	68	1.073	0.102	0.140	0.466	30.042%	$23,511	$45,455	$94,776	0.517	
WOLF POINT		6	0.521	0.341	0.057	0.432	13.401%	$20,255	$48,121	$20,578	0.420	
COMBINATION		5	1.250	0.236	0.418	0.525	79.604%	$6,353	$17,960	$22,491	0.353	
ROOSEVELT	COUNTY 17	11	1.250	0.236	0.271	0.474	57.313%	$13,936	$34,411	$25,733	0.404	
DILLON		30	0.540	0.279	0.056	0.416	13.678%	$20,538	$49,970	$42,291	0.411	

SALES RATIO STUDY

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LOCAL INDEX
NONE		6	0.512	0.414	0.033	0.448	7.474%	$26,605	$59,417	$8,648	0.447	
COMBINATION		2	0.916	0.249	0.471	0.582	80.873%	$7,280	$22,500	$24,749	0.323	
BEAVERHEAD	COUNTY 18	38	0.916	0.249	0.100	0.430	23.442%	$20,798	$50,016	$38,519	0.415	
GLASGOW		45	1.279	0.140	0.227	0.497	45.811%	$21,967	$46,793	$52,315	0.469	
COMBINATION		9	1.885	0.367	0.486	0.834	58.305%	$8,327	$14,461	$21,931	0.575	
VALLEY	COUNTY 20	54	1.885	0.140	0.308	0.553	55.685%	$19,693	$41,404	$49,926	0.475	
SHELBY		16	1.270	0.143	0.358	0.624	57.490%	$18,970	$34,900	$28,052	0.543	
SUNBURST		5	0.680	0.220	0.164	0.449	36.555%	$6,868	$14,435	$8,962	0.475	
COMBINATION		8	1.324	0.491	0.332	0.798	41.663%	$8,116	$10,369	$14,115	0.782	
TOOLE	COUNTY 21	29	1.324	0.143	0.338	0.642	52.650%	$13,889	$24,604	$24,896	0.564	
HARDIN		23	0.755	0.161	0.140	0.462	30.432%	$17,301	$35,589	$13,083	0.486	
COMBINATION		3	0.829	0.110	0.361	0.449	80.326%	$3,822	$5,500	$6,538	0.694	
BIG HORN	COUNTY 22	26	0.829	0.110	0.167	0.460	36.228%	$15,746	$32,117	$15,817	0.490	
ROUNDUP		37	1.361	0.135	0.241	0.421	57.313%	$11,782	$27,965	$59,490	0.421	
NONE		15	0.783	0.176	0.175	0.273	64.195%	$7,967	$20,037	$26,662	0.397	
COMBINATION		1	0.232	0.232	0.000	0.232	0.000%	$2,905	$12,500	$0	0.232	
MUSSELSHELL	COUNTY 23	53	1.361	0.135	0.231	0.376	61.565%	$10,535	$25,430	$51,552	0.414	
CONRAD		29	1.866	0.184	0.345	0.540	63.922%	$19,652	$38,631	$41,430	0.508	
VALIER		9	2.356	0.313	0.662	0.781	84.778%	$4,749	$9,339	$9,273	0.508	
COMBINATION		3	2.308	0.278	1.151	0.978	117.657%	$15,047	$22,225	$15,483	0.677	
PONDERA	COUNTY 26	41	2.356	0.184	0.507	0.625	81.171%	$16,044	$31,000	$37,206	0.517	
FAIRVIEW		10	1.001	0.180	0.242	0.370	65.552%	$8,513	$22,450	$10,859	0.379	
SIDNEY		55	0.681	0.117	0.091	0.337	27.166%	$13,022	$37,964	$25,768	0.343	
NONE		18	0.387	0.164	0.079	0.281	28.073%	$14,746	$47,375	$31,100	0.311	
COMBINATION		2	0.311	0.236	0.052	0.273	19.333%	$766	$3,100	$3,111	0.247	
RICHLAND	COUNTY 27	85	1.001	0.117	0.117	0.328	35.829%	$12,568	$37,311	$26,674	0.336	
DEER LODGE		11	2.025	0.363	0.538	0.923	58.346%	$13,895	$21,127	$20,482	0.657	
NONE		6	0.657	0.125	0.189	0.398	47.573%	$12,023	$25,317	$28,418	0.474	
COMBINATION		1	1.281	1.281	0.000	1.281	0.000%	$1,410	$1,100	$0	1.281	
POWELL	COUNTY 28	18	2.025	0.125	0.510	0.768	66.434%	$12,578	$21,411	$22,672	0.587	
COLSTRIP		36	1.608	0.134	0.259	0.533	48.661%	$18,201	$33,958	$12,308	0.535	
FORSYTH		15	2.017	0.172	0.465	0.470	98.959%	$13,082	$38,147	$24,818	0.342	
COMBINATION		3	1.966	0.426	0.887	0.942	94.141%	$28,537	$53,591	$40,001	0.532	

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ROSEBUD	COUNTY 29	54	2.017	0.134	0.376	0.538	69.966%	$17,353	$36,212	$18,567	0.479	
ANACONDA		27	1.309	0.250	0.256	0.564	45.340%	$14,374	$30,064	$18,685	0.478	
NONE		9	0.648	0.107	0.204	0.367	55.642%	$8,784	$21,000	$15,784	0.418	
DEER LODGE	COUNTY 30	36	1.309	0.107	0.256	0.515	49.746%	$12,977	$27,798	$18,225	0.466	
CHOTEAU		25	0.628	0.145	0.127	0.372	34.229%	$9,942	$25,058	$15,286	0.396	
FAIRFIELD		5	0.739	0.233	0.228	0.440	51.903%	$11,540	$27,570	$10,194	0.418	
COMBINATION		9	0.802	0.116	0.196	0.404	48.547%	$12,634	$34,043	$31,714	0.371	
TETON	COUNTY 31	39	0.802	0.116	0.156	0.388	40.263%	$10,768	$27,454	$19,603	0.392	
COLUMBUS		7	0.605	0.171	0.145	0.430	33.710%	$13,676	$30,214	$18,093	0.452	
PARK CITY		6	0.443	0.207	0.100	0.343	29.221%	$14,071	$37,967	$15,909	0.370	
NONE		11	0.767	0.148	0.158	0.434	36.468%	$10,784	$26,184	$20,873	0.411	
COMBINATION		3	0.323	0.167	0.087	0.222	39.277%	$11,034	$60,407	$57,455	0.182	
STILLWATER	COUNTY 32	27	0.767	0.148	0.148	0.389	38.094%	$12,292	$33,650	$25,678	0.365	
HYSHAM		7	0.720	0.252	0.189	0.486	38.895%	$6,924	$14,471	$14,525	0.478	
TREASURE	COUNTY 33	7	0.720	0.252	0.189	0.486	38.895%	$6,924	$14,471	$14,525	0.478	
MEDICINE LAKE		9	1.055	0.111	0.327	0.502	65.229%	$5,110	$18,144	$28,498	0.281	
PLENTYWOOD		21	0.508	0.154	0.101	0.373	27.198%	$15,950	$40,407	$28,992	0.394	
COMBINATION		2	1.440	0.898	0.382	1.169	32.750%	$3,238	$2,850	$495	1.136	
SHERIDAN	COUNTY 34	32	1.440	0.111	0.277	0.459	60.402%	$12,107	$31,798	$30,171	0.380	
COMBINATION		2	1.365	0.473	0.631	0.919	68.633%	$6,601	$6,875	$884	0.960	
SANDERS	COUNTY 35	2	1.365	0.473	0.631	0.919	68.633%	$6,601	$6,875	$884	0.960	
CUT BANK		12	0.605	0.179	0.126	0.373	33.895%	$13,532	$35,833	$22,012	0.377	
NONE		7	0.375	0.116	0.106	0.194	54.569%	$998	$6,643	$5,070	0.150	
COMBINATION		3	0.379	0.163	0.108	0.267	40.372%	$3,415	$10,917	$7,010	0.312	
GLACIER	COUNTY 38	22	0.605	0.116	0.140	0.302	46.375%	$8,164	$23,148	$21,678	0.352	
BAKER		21	1.751	0.102	0.347	0.480	72.297%	$14,816	$29,875	$18,044	0.495	
COMBINATION		5	1.560	0.294	0.546	0.799	68.337%	$22,696	$37,280	$63,147	0.608	
FALLON	COUNTY 39	26	1.751	0.102	0.400	0.541	73.985%	$16,331	$31,299	$30,122	0.521	
COMBINATION		1	0.454	0.454	0.000	0.454	0.000%	$26,143	$57,500	$0	0.454	
SWEET GRASS	COUNTY 40	1	0.454	0.454	0.000	0.454	0.000%	$26,143	$57,500	$0	0.454	

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LOCAL INDEX
COMBINATION		4	0.498	0.333	0.068	0.421	16.288%	$3,819	$8,538	$5,670	0.447	
MCCONE	COUNTY 41	4	0.498	0.333	0.068	0.421	16.288%	$3,819	$8,538	$5,670	0.447	
EKALAKA		6	1.001	0.227	0.330	0.538	61.382%	$4,786	$7,583	$4,965	0.631	
COMBINATION		4	1.465	0.133	0.624	0.546	114.252%	$1,370	$4,838	$6,242	0.283	
CARTER	COUNTY 42	10	1.465	0.133	0.436	0.541	80.647%	$3,420	$6,485	$5,356	0.527	
TERRY		8	0.869	0.100	0.260	0.448	57.996%	$7,341	$11,449	$14,192	0.641	
COMBINATION		3	0.853	0.332	0.268	0.631	42.548%	$3,478	$4,650	$4,036	0.747	
PRAIRIE	COUNTY 45	11	0.869	0.100	0.262	0.498	52.747%	$6,287	$9,594	$12,424	0.655	
PHILIPSBURG		8	1.213	0.232	0.304	0.617	49.363%	$6,994	$10,663	$9,472	0.655	
NONE		5	0.888	0.125	0.318	0.321	99.046%	$2,561	$13,560	$11,044	0.188	
COMBINATION		3	0.576	0.269	0.160	0.396	40.384%	$7,105	$20,333	$11,151	0.349	
GRANITE	COUNTY 46	16	1.213	0.125	0.306	0.483	63.275%	$5,629	$13,381	$10,228	0.420	
WHITE SULPHUR SPRINGS		9	0.625	0.116	0.171	0.403	42.467%	$8,832	$21,556	$12,420	0.409	
NONE		5	0.915	0.302	0.334	0.670	49.943%	$9,719	$14,300	$5,518	0.679	
COMBINATION		4	0.440	0.196	0.107	0.284	37.664%	$649	$1,725	$2,268	0.376	
MEAGHER	COUNTY 47	18	0.915	0.116	0.253	0.451	56.146%	$7,260	$15,133	$12,043	0.479	
COMBINATION		4	1.597	0.612	0.447	0.988	45.232%	$18,839	$19,750	$11,117	0.953	
LIBERTY	COUNTY 48	4	1.597	0.612	0.447	0.988	45.232%	$18,839	$19,750	$11,117	0.953	
SUPERIOR		9	0.578	0.273	0.108	0.440	24.549%	$14,420	$32,370	$22,460	0.445	
NONE		6	0.546	0.147	0.152	0.368	41.436%	$12,903	$32,708	$28,182	0.394	
COMBINATION		4	0.805	0.345	0.210	0.566	37.247%	$11,235	$21,775	$20,741	0.515	
MINERAL	COUNTY 54	19	0.805	0.147	0.155	0.444	35.069%	$13,270	$30,246	$23,168	0.438	
COMBINATION		3	1.175	0.800	0.190	0.969	19.618%	$3,149	$2,717	$4,359	1.159	
PETROLEUM	COUNTY 55	3	1.175	0.800	0.190	0.969	19.618%	$3,149	$2,717	$4,359	1.159	
TROY		7	0.762	0.286	0.203	0.425	47.924%	$9,274	$23,499	$10,025	0.394	
NONE		19	1.000	0.397	0.189	0.587	32.361%	$12,082	$24,336	$21,063	0.496	
COMBINATION		5	0.655	0.471	0.073	0.535	13.798%	$19,500	$35,550	$12,865	0.548	
LINCOLN	COUNTY 56	31	1.000	0.286	0.187	0.542	34.579%	$12,644	$25,956	$18,076	0.487	
FINAL STATISTICS		3,487	2.413	0.100	0.210	0.456	46.171%	$19,373	$43,098	$41,508	0.449	

EDIT CRITERIA USED FOR INCLUSION IN THIS ASSESSMENT–SALE RATIO STUDY

1) PROPERTY TYPE(S) REQUESTED: ALL
2) STRUCTURE TYPE(S) REQUESTED: ALL
3) MINIMUM SALE DATE ACCEPTED: 01/01/79
4) MAXIMUM SALE DATE ACCEPTED: 12/31/79
5) MINIMUM SALE RATIO ACCEPTED: 0.1
6) MAXIMUM SALE RATIO ACCEPTED: 3.0
7) NO CONDITION OF SALE
8) NO CONTINUED REVIEW NEEDED ON SALE

SALES RATIO STUDY

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LOCAL INDEX
BUTTE		405	2.167	0.107	0.268	0.529	50.661%	$14,179	$30,686	$22,108	0.462	
NONE		117	2.184	0.128	0.280	0.518	54.198%	$18,162	$38,857	$51,020	0.467	
COMBINATION		8	1.036	0.319	0.273	0.592	46.155%	$4,494	$10,850	$12,271	0.414	
SILVER BOW	COUNTY 01	530	2.184	0.107	0.270	0.527	51.291%	$14,912	$32,190	$31,057	0.463	
BLACK EAGLE		11	0.820	0.238	0.195	0.425	45.889%	$12,392	$29,787	$13,317	0.416	
BELT		6	0.494	0.221	0.095	0.340	28.170%	$5,656	$18,108	$14,060	0.312	
CASCADE		9	0.728	0.124	0.169	0.429	39.452%	$13,608	$32,278	$18,122	0.421	
GREAT FALLS		1,329	1.433	0.111	0.130	0.469	27.772%	$21,721	$45,933	$29,831	0.472	
NONE		34	1.131	0.117	0.206	0.421	49.124%	$14,216	$33,731	$22,170	0.421	
COMBINATION		12	0.584	0.153	0.133	0.366	36.329%	$8,060	$21,967	$14,622	0.366	
CASCADE	COUNTY 02	1,401	1.433	0.111	0.134	0.466	28.755%	$21,228	$45,097	$29,593	0.470	
BILLINGS		755	2.486	0.109	0.160	0.478	33.487%	$25,002	$53,136	$25,815	0.470	
LAUREL		44	0.735	0.124	0.123	0.426	29.028%	$16,785	$38,154	$13,255	0.439	
NONE		260	1.230	0.102	0.155	0.479	32.437%	$21,542	$44,620	$34,180	0.482	
COMBINATION		5	0.840	0.342	0.212	0.472	45.046%	$14,933	$35,478	$14,791	0.420	
YELLOWSTONE	COUNTY 03	1,064	2.486	0.102	0.158	0.476	33.181%	$23,769	$50,353	$28,035	0.472	
LOLO		16	0.688	0.439	0.078	0.517	15.200%	$22,776	$45,088	$15,614	0.505	
MISSOULA		622	2.480	0.153	0.175	0.500	35.150%	$26,728	$54,484	$39,159	0.490	
NONE		563	1.841	0.100	0.204	0.581	35.178%	$25,379	$47,067	$31,793	0.539	
COMBINATION		10	1.800	0.192	0.450	0.625	72.059%	$11,750	$24,900	$23,276	0.471	
MISSOULA	COUNTY 04	1,211	2.480	0.100	0.196	0.539	36.410%	$25,925	$50,667	$35,819	0.511	
EAST HELENA		16	1.175	0.190	0.206	0.485	42.471%	$12,342	$27,503	$18,590	0.448	
NO-NAME		103	2.607	0.144	0.297	0.476	62.421%	$20,531	$45,520	$29,451	0.451	
HELENA		549	2.935	0.105	0.181	0.419	43.189%	$19,479	$45,579	$40,244	0.427	
LINCOLN		5	0.584	0.217	0.146	0.365	40.162%	$11,769	$27,800	$21,026	0.423	
NONE		519	2.861	0.100	0.248	0.416	59.771%	$12,315	$29,886	$34,265	0.412	
COMBINATION		4	0.409	0.288	0.057	0.350	16.535%	$17,791	$52,038	$10,609	0.341	
LEWIS AND CLARK	COUNTY 05	1,196	2.935	0.100	0.224	0.423	53.032%	$16,327	$38,469	$37,337	0.424	
BELGRADE		128	0.645	0.107	0.105	0.353	29.750%	$11,366	$28,464	$21,556	0.399	
BOZEMAN		231	0.848	0.114	0.113	0.359	31.622%	$20,006	$53,922	$32,028	0.371	
THREE FORKS		13	0.523	0.326	0.072	0.413	17.437%	$12,455	$31,044	$10,519	0.401	
NO-NAME		9	0.440	0.190	0.070	0.313	22.469%	$20,745	$69,867	$39,093	0.296	
WILLOW CREEK		5	0.466	0.231	0.085	0.342	25.030%	$6,949	$19,410	$12,565	0.358	
NONE		53	0.524	0.122	0.107	0.363	29.660%	$19,886	$51,570	$25,006	0.385	
COMBINATION		1	0.202	0.202	0.000	0.202	0.000%	$7,605	$37,500	$0	0.202	
GALLATIN	COUNTY 06	440	0.848	0.107	0.108	0.358	30.375%	$17,094	$45,453	$30,511	0.376	
BIG FORK		12	1.125	0.106	0.297	0.587	50.647%	$50,540	$99,327	$140,688	0.508	

SALES RATIO STUDY

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LOCAL INDEX
COLUMBIA FALLS		56	1.279	0.130	0.193	0.467	41.507%	$18,074	$37,830	$21,055	0.477	
NO-NAME		10	0.787	0.297	0.145	0.466	31.190%	$13,644	$29,379	$11,169	0.464	
KALISPELL		249	1.319	0.100	0.176	0.423	41.553%	$20,281	$44,497	$34,199	0.455	
MARTIN CITY		5	0.720	0.200	0.202	0.368	54.970%	$936	$2,700	$1,095	0.346	
SOMERS		7	0.429	0.320	0.036	0.376	9.580%	$7,810	$20,920	$9,129	0.373	
WHITEFISH		79	1.076	0.100	0.170	0.327	52.230%	$15,921	$45,164	$41,584	0.352	
NO-NAME		26	0.959	0.137	0.182	0.422	43.137%	$13,309	$29,256	$13,545	0.454	
NONE		752	2.910	0.101	0.246	0.455	54.079%	$14,162	$34,529	$31,071	0.410	
COMBINATION		23	1.127	0.240	0.186	0.426	43.804%	$12,407	$30,833	$24,232	0.402	
FLATHEAD	COUNTY 07	1,219	2.910	0.100	0.226	0.440	51.284%	$15,917	$37,611	$34,998	0.423	
DENTON		7	0.671	0.419	0.094	0.533	17.635%	$5,624	$11,000	$5,635	0.511	
LEWISTOWN		107	1.090	0.100	0.137	0.373	36.864%	$13,103	$35,355	$19,587	0.370	
MOORE		6	0.397	0.100	0.112	0.221	50.750%	$2,060	$6,308	$8,406	0.326	
NONE		9	0.545	0.130	0.134	0.306	43.786%	$6,939	$23,571	$23,567	0.294	
COMBINATION		3	0.670	0.294	0.193	0.454	42.637%	$1,648	$5,333	$8,372	0.309	
FERGUS	COUNTY 08	132	1.090	0.100	0.144	0.372	38.718%	$11,524	$31,258	$20,812	0.368	
BROADUS		19	0.667	0.100	0.168	0.327	51.400%	$11,523	$29,611	$18,541	0.389	
COMBINATION		7	0.582	0.105	0.165	0.306	53.813%	$10,375	$27,214	$20,443	0.381	
POWDER RIVER	COUNTY 09	26	0.667	0.100	0.164	0.321	51.071%	$11,214	$28,965	$18,682	0.387	
BRIDGER		12	0.614	0.267	0.134	0.429	31.422%	$15,130	$32,616	$20,561	0.463	
FROMBERG		8	0.840	0.127	0.219	0.339	64.710%	$7,510	$26,100	$13,134	0.287	
JOLIET		20	1.280	0.232	0.216	0.529	40.945%	$15,093	$30,556	$17,899	0.493	
RED LODGE		93	0.885	0.126	0.139	0.393	35.344%	$14,370	$38,459	$46,446	0.373	
ROBERTS		5	1.124	0.133	0.371	0.514	72.095%	$6,742	$11,060	$6,386	0.609	
NONE		90	0.918	0.134	0.159	0.388	41.005%	$11,672	$30,277	$27,947	0.385	
COMBINATION		12	2.900	0.131	0.718	0.687	104.523%	$8,340	$15,842	$12,291	0.526	
CARBON	COUNTY 10	240	2.900	0.126	0.233	0.420	55.600%	$12,767	$32,326	$34,925	0.394	
DODSON		5	1.637	0.283	0.507	0.822	61.737%	$4,038	$5,445	$6,409	0.741	
MALTA		73	1.415	0.103	0.228	0.497	45.946%	$15,255	$29,701	$21,372	0.513	
SACO		8	1.372	0.122	0.495	0.862	57.370%	$3,344	$4,050	$3,297	0.825	
NONE		10	1.101	0.105	0.275	0.413	66.632%	$11,903	$30,508	$23,914	0.390	
COMBINATION		2	1.278	0.267	0.714	0.772	92.413%	$1,090	$3,125	$3,712	0.348	
PHILLIPS	COUNTY 11	98	1.637	0.103	0.310	0.540	57.343%	$13,079	$25,910	$21,895	0.504	
HAVRE		306	1.379	0.159	0.150	0.407	36.910%	$18,406	$44,831	$34,338	0.410	
NONE		28	0.954	0.101	0.197	0.417	47.420%	$15,737	$35,735	$29,348	0.440	
COMBINATION		15	1.150	0.110	0.293	0.455	64.421%	$8,202	$19,860	$20,262	0.412	
HILL	COUNTY 12	349	1.379	0.101	0.162	0.410	39.622%	$17,753	$43,028	$33,868	0.412	

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LOCAL INDEX
DARBY		12	0.690	0.114	0.157	0.275	57.113%	$7,838	$33,004	$32,531	0.237	
HAMILTON		86	1.847	0.133	0.240	0.362	66.401%	$13,400	$40,218	$20,351	0.333	
STEVENSVILLE		25	0.509	0.157	0.109	0.304	35.829%	$14,231	$47,994	$17,371	0.296	
VICTOR		11	0.452	0.188	0.086	0.296	28.986%	$7,092	$24,109	$11,687	0.294	
NONE		201	2.250	0.100	0.247	0.355	69.414%	$13,011	$38,772	$32,033	0.335	
COMBINATION		7	0.530	0.326	0.071	0.372	19.289%	$15,690	$41,971	$10,304	0.373	
RAVALLI	COUNTY 13	342	2.250	0.100	0.229	0.349	65.689%	$12,881	$39,201	$27,950	0.328	
MILES CITY		318	1.656	0.122	0.166	0.509	32.742%	$16,755	$33,173	$21,819	0.505	
NONE		64	1.298	0.160	0.206	0.518	39.844%	$30,672	$47,503	$102,429	0.645	
COMBINATION		2	0.401	0.389	0.008	0.395	2.119%	$16,838	$42,650	$6,152	0.394	
CUSTER	COUNTY 14	384	1.656	0.122	0.173	0.510	34.015%	$19,075	$35,610	$46,355	0.535	
CHARLO		7	0.439	0.211	0.085	0.336	25.404%	$4,806	$13,700	$12,640	0.350	
DAYTON		5	0.333	0.141	0.078	0.215	36.561%	$3,172	$14,560	$15,977	0.217	
PABLO		7	0.643	0.303	0.133	0.464	28.754%	$7,265	$15,250	$7,315	0.476	
POLSON		90	1.047	0.113	0.154	0.382	40.243%	$12,935	$31,474	$25,216	0.410	
RONAN		43	0.916	0.202	0.145	0.449	32.472%	$15,839	$34,092	$18,997	0.464	
SAINT IGNATIUS		19	0.724	0.132	0.153	0.421	36.344%	$9,700	$23,231	$16,762	0.417	
NONE		243	1.000	0.113	0.145	0.428	33.857%	$20,820	$51,785	$46,219	0.402	
COMBINATION		6	0.748	0.240	0.191	0.499	38.292%	$20,512	$36,667	$27,565	0.559	
LAKE	COUNTY 15	420	1.047	0.113	0.149	0.417	35.768%	$17,410	$42,427	$39,597	0.410	
GLENDIVE		112	1.315	0.100	0.146	0.508	28.848%	$28,482	$55,977	$122,089	0.508	
RICHEY		5	1.425	0.353	0.424	0.695	61.081%	$7,219	$14,100	$11,115	0.511	
NONE		65	0.671	0.150	0.111	0.431	25.834%	$17,245	$38,285	$21,424	0.450	
COMBINATION		2	1.318	1.073	0.173	1.195	14.532%	$11,959	$10,000	$0	1.195	
DAWSON	COUNTY 16	184	1.425	0.100	0.171	0.493	34.805%	$23,755	$48,089	$96,561	0.493	
CULBERTSON		24	0.840	0.129	0.207	0.498	41.514%	$9,119	$17,845	$18,103	0.511	
FROID		10	0.871	0.150	0.248	0.493	50.286%	$5,150	$10,630	$8,986	0.484	
POPLAR		15	1.000	0.150	0.203	0.456	44.491%	$8,214	$17,640	$13,419	0.465	
WOLF POINT		52	1.054	0.105	0.159	0.430	36.943%	$14,969	$34,067	$20,464	0.439	
COMBINATION		7	0.793	0.125	0.247	0.396	62.396%	$7,696	$19,357	$26,611	0.397	
ROOSEVELT	COUNTY 17	108	1.054	0.105	0.190	0.452	42.100%	$11,350	$25,057	$20,506	0.452	
DILLON		63	0.987	0.174	0.135	0.399	33.812%	$19,555	$46,226	$81,102	0.423	
LIMA		8	0.812	0.274	0.180	0.591	30.539%	$6,434	$10,938	$5,394	0.588	
NONE		33	0.748	0.132	0.141	0.346	40.896%	$18,067	$46,573	$59,658	0.387	
COMBINATION		4	0.442	0.256	0.077	0.335	23.123%	$5,980	$17,750	$7,030	0.336	
BEAVERHEAD	COUNTY 18	108	0.987	0.132	0.150	0.395	38.059%	$17,626	$42,663	$70,638	0.413	
BIG SANDY		15	1.184	0.100	0.288	0.575	50.066%	$10,029	$16,842	$13,600	0.595	

SALES RATIO STUDY

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LOCAL INDEX
FORT BENTON		38	1.183	0.100	0.207	0.447	46.436%	$12,694	$26,942	$28,359	0.471	
COMBINATION		12	0.941	0.120	0.304	0.458	66.482%	$8,127	$16,442	$19,912	0.494	
CHOUTEAU	COUNTY 19	65	1.184	0.100	0.248	0.478	51.949%	$11,236	$22,673	$24,487	0.495	
GLASGOW		103	1.950	0.157	0.347	0.570	60.986%	$21,152	$40,337	$48,355	0.524	
HINSDALE		8	1.400	0.120	0.447	0.647	69.103%	$5,626	$9,688	$11,074	0.580	
NASHUA		15	1.574	0.126	0.401	0.538	74.427%	$4,066	$8,167	$9,029	0.497	
OPHEIM		6	2.584	0.335	0.774	1.109	69.853%	$7,165	$7,089	$6,810	1.010	
NONE		18	1.000	0.114	0.257	0.409	62.841%	$13,164	$32,890	$23,318	0.400	
COMBINATION		7	2.500	0.252	0.906	0.984	92.109%	$6,956	$12,210	$18,617	0.569	
VALLEY	COUNTY 20	157	2.584	0.114	0.427	0.591	72.162%	$16,645	$32,323	$42,228	0.514	
KEVIN		7	1.384	0.528	0.311	0.906	34.400%	$4,919	$6,811	$8,666	0.722	
SHELBY		65	1.243	0.140	0.240	0.511	46.969%	$13,771	$25,253	$22,218	0.545	
SUNBURST		12	0.929	0.300	0.191	0.536	35.756%	$7,218	$14,742	$11,637	0.489	
SWEETGRASS		5	0.464	0.140	0.138	0.367	37.699%	$1,402	$3,584	$4,489	0.391	
COMBINATION		6	1.360	0.184	0.427	0.543	78.652%	$854	$2,129	$2,852	0.401	
TOOLE	COUNTY 21	95	1.384	0.140	0.269	0.538	50.044%	$10,824	$19,966	$20,695	0.542	
HARDIN		61	0.995	0.157	0.191	0.478	40.020%	$18,211	$36,344	$36,780	0.501	
NONE		8	0.991	0.212	0.274	0.468	58.558%	$35,448	$62,581	$97,707	0.566	
COMBINATION		5	0.624	0.126	0.200	0.476	42.097%	$3,108	$5,479	$4,926	0.567	
BIG HORN	COUNTY 22	74	0.995	0.126	0.198	0.477	41.687%	$19,054	$37,095	$46,570	0.513	
ROUNDUP		81	2.800	0.100	0.488	0.557	87.598%	$6,179	$15,606	$13,710	0.395	
NONE		90	1.550	0.110	0.197	0.319	61.909%	$4,448	$13,288	$14,719	0.334	
COMBINATION		9	0.925	0.150	0.253	0.468	54.107%	$5,472	$9,878	$11,705	0.553	
MUSSELSHELL	COUNTY 23	180	2.800	0.100	0.377	0.434	87.008%	$5,278	$14,161	$14,146	0.372	
CHINOOK		40	0.830	0.134	0.141	0.331	42.866%	$8,507	$26,804	$15,589	0.317	
HARLEM		21	1.459	0.260	0.309	0.587	52.572%	$8,326	$17,605	$14,771	0.472	
COMBINATION		10	1.400	0.205	0.525	0.854	61.478%	$4,792	$14,550	$23,703	0.329	
BLAINE	COUNTY 24	71	1.459	0.134	0.331	0.480	69.046%	$7,930	$22,357	$17,227	0.354	
CONRAD		74	1.674	0.286	0.247	0.577	42.915%	$16,269	$28,496	$22,603	0.570	
VALIER		23	1.237	0.127	0.283	0.456	62.071%	$3,917	$8,552	$7,514	0.458	
COMBINATION		6	2.429	0.186	0.833	0.749	111.244%	$8,043	$14,433	$16,028	0.557	
PONDERA	COUNTY 26	103	2.429	0.127	0.316	0.560	56.446%	$13,032	$23,223	$21,533	0.561	
FAIRVIEW		11	0.549	0.125	0.118	0.314	37.565%	$6,156	$20,291	$13,745	0.303	
SAVAGE		8	1.518	0.125	0.454	0.434	104.745%	$3,938	$14,713	$13,086	0.267	
SIDNEY		125	1.227	0.136	0.150	0.375	40.129%	$17,162	$46,081	$32,746	0.372	

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NONE		26	0.445	0.105	0.119	0.246	48.421%	$10,482	$35,504	$36,434	0.295	
COMBINATION		7	0.929	0.136	0.267	0.345	77.526%	$7,222	$20,814	$29,161	0.346	
RICHLAND	COUNTY 27	177	1.518	0.105	0.178	0.354	50.443%	$14,506	$40,508	$32,977	0.358	
DEER LODGE		55	1.355	0.220	0.222	0.650	34.251%	$15,130	$25,472	$14,132	0.593	
NONE		16	1.500	0.250	0.348	0.696	49.978%	$16,286	$28,683	$26,031	0.567	
COMBINATION		5	0.983	0.225	0.296	0.617	48.011%	$8,013	$21,270	$23,968	0.376	
POWELL	COUNTY 28	76	1.500	0.220	0.255	0.657	38.795%	$14,905	$25,872	$17,696	0.576	
COLSTRIP		78	1.142	0.149	0.150	0.500	30.129%	$17,507	$33,533	$13,935	0.522	
FORSYTH		90	1.644	0.154	0.202	0.370	54.838%	$10,803	$30,056	$20,997	0.359	
COMBINATION		13	2.104	0.209	0.630	0.746	84.374%	$7,164	$16,881	$24,489	0.424	
ROSEBUD	COUNTY 29	181	2.104	0.149	0.259	0.453	57.202%	$13,431	$30,608	$18,934	0.438	
ANACONDA		95	2.487	0.156	0.345	0.589	58.561%	$12,629	$24,963	$23,655	0.505	
OPPORTUNITY		6	0.641	0.170	0.176	0.495	35.651%	$9,571	$17,067	$10,866	0.560	
NONE		32	2.612	0.155	0.590	0.706	83.535%	$9,437	$19,098	$18,068	0.494	
COMBINATION		1	0.543	0.543	0.000	0.543	0.000%	$12,300	$22,633	$0	0.543	
DEER LODGE	COUNTY 30	134	2.612	0.155	0.412	0.612	67.231%	$11,727	$23,192	$21,999	0.505	
CHOTEAU		52	1.527	0.110	0.285	0.447	63.785%	$11,669	$26,766	$22,414	0.435	
DUTTON		10	1.000	0.339	0.200	0.595	33.709%	$6,910	$14,714	$11,694	0.469	
FAIRFIELD		18	0.815	0.169	0.143	0.364	39.364%	$9,369	$26,050	$16,011	0.359	
NONE		10	0.469	0.130	0.105	0.290	36.363%	$7,184	$22,638	$21,467	0.317	
COMBINATION		5	1.123	0.163	0.398	0.429	92.631%	$5,356	$14,218	$18,186	0.376	
TETON	COUNTY 31	95	1.527	0.110	0.255	0.429	59.561%	$9,928	$24,267	$20,239	0.409	
ABSAROKEE		6	0.562	0.159	0.144	0.310	46.486%	$6,636	$23,417	$14,941	0.283	
COLUMBUS		25	0.592	0.253	0.088	0.399	22.157%	$16,733	$42,220	$23,520	0.396	
PARK CITY		17	0.554	0.101	0.153	0.325	47.057%	$14,022	$36,816	$18,915	0.380	
REEDPOINT		5	0.820	0.129	0.278	0.338	82.287%	$9,955	$25,068	$22,677	0.397	
NONE		65	0.806	0.104	0.165	0.383	43.284%	$8,511	$23,562	$21,387	0.361	
STILLWATER	COUNTY 32	118	0.820	0.101	0.155	0.372	41.729%	$11,013	$29,481	$22,459	0.373	
HYSHAM		8	0.762	0.158	0.203	0.446	45.560%	$9,126	$20,298	$8,872	0.449	
TREASURE	COUNTY 33	8	0.762	0.158	0.203	0.446	45.560%	$9,126	$20,298	$8,872	0.449	
MEDICINE LAKE		5	1.270	0.375	0.376	0.613	61.437%	$9,015	$13,900	$2,881	0.648	
PLENTYWOOD		59	2.860	0.182	0.372	0.493	75.421%	$14,082	$31,460	$22,543	0.447	
COMBINATION		16	3.000	0.136	0.799	0.821	97.380%	$5,315	$13,108	$14,754	0.405	
SHERIDAN	COUNTY 34	80	3.000	0.136	0.497	0.566	87.795%	$12,012	$26,692	$21,899	0.450	

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THOMPSON FALLS		9	0.566	0.360	0.066	0.451	14.815%	$14,287	$32,006	$21,293	0.446	
NONE		47	2.935	0.178	0.439	0.520	84.512%	$10,136	$24,302	$20,111	0.417	
COMBINATION		4	0.798	0.325	0.200	0.570	35.044%	$7,306	$12,900	$2,615	0.566	
SANDERS	COUNTY 35	60	2.935	0.178	0.392	0.513	76.521%	$10,570	$24,697	$19,872	0.427	
STANFORD		5	0.540	0.306	0.104	0.443	23.576%	$5,013	$11,200	$6,639	0.447	
NONE		5	1.000	0.250	0.330	0.530	62.309%	$840	$1,640	$873	0.512	
JUDITH BASIN	COUNTY 36	10	1.000	0.250	0.235	0.487	48.406%	$2,926	$6,420	$6,732	0.455	
SCOBY		25	1.605	0.129	0.355	0.578	61.483%	$9,779	$25,090	$34,248	0.389	
COMBINATION		4	2.065	0.623	0.647	1.119	57.811%	$3,233	$4,021	$3,525	0.804	
DANIELS	COUNTY 37	29	2.065	0.129	0.434	0.652	66.640%	$8,876	$22,184	$32,579	0.400	
BROWNING		20	0.733	0.126	0.157	0.368	42.650%	$13,223	$32,335	$46,274	0.408	
CUT BANK		103	1.275	0.134	0.171	0.434	39.418%	$17,383	$40,787	$40,389	0.426	
EAST GLACIER PARK		6	0.537	0.106	0.175	0.319	54.800%	$11,033	$34,251	$17,472	0.322	
NONE		26	0.719	0.105	0.176	0.302	58.478%	$5,073	$15,114	$13,398	0.335	
COMBINATION		2	1.496	1.144	0.248	1.320	18.831%	$6,465	$4,850	$495	1.332	
GLACIER	COUNTY 38	157	1.496	0.105	0.205	0.411	49.872%	$14,433	$34,751	$38,295	0.415	
BAKER		78	2.960	0.101	0.460	0.565	81.516%	$10,344	$24,237	$18,222	0.426	
NONE		6	1.646	0.215	0.546	0.675	80.990%	$14,995	$39,100	$30,602	0.383	
COMBINATION		3	0.695	0.237	0.263	0.541	48.681%	$7,710	$25,583	$35,306	0.301	
FALLON	COUNTY 39	87	2.960	0.101	0.458	0.571	80.094%	$10,574	$25,308	$19,877	0.417	
BIG TIMBER		44	1.190	0.141	0.213	0.514	41.480%	$14,616	$29,814	$17,349	0.490	
SWEET GRASS	COUNTY 40	44	1.190	0.141	0.213	0.514	41.480%	$14,616	$29,814	$17,349	0.490	
CIRCLE		15	0.740	0.281	0.132	0.445	29.709%	$13,128	$29,180	$14,897	0.449	
COMBINATION		1	0.400	0.400	0.000	0.400	0.000%	$80	$200	$0	0.400	
MCCONE	COUNTY 41	16	0.740	0.281	0.128	0.442	28.995%	$12,313	$27,369	$16,112	0.449	
EKALAKA		19	1.715	0.127	0.395	0.555	71.242%	$7,293	$14,958	$11,841	0.487	
COMBINATION		1	0.168	0.168	0.000	0.168	0.000%	$5,213	$31,000	$0	0.168	
CARTER	COUNTY 42	20	1.715	0.127	0.394	0.535	73.641%	$7,189	$15,760	$12,071	0.456	
TOWSEND		37	1.247	0.249	0.170	0.521	32.629%	$19,122	$37,952	$40,882	0.503	
NONE		9	0.593	0.199	0.141	0.346	40.796%	$10,085	$28,472	$13,508	0.354	
COMBINATION		3	1.680	0.308	0.700	0.913	76.658%	$8,305	$6,550	$5,162	1.267	

SALES RATIO STUDY

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BROADWATER	COUNTY 43	49	1.680	0.199	0.246	0.513	48.005%	$16,800	$34,288	$36,740	0.489		
COMBINATION		2	0.363	0.250	0.080	0.306	26.110%	$1,750	$4,850	$6,576	0.360		
WHEATLAND	COUNTY 44	2	0.363	0.250	0.080	0.306	26.110%	$1,750	$4,850	$6,576	0.360		
FALLON		6	1.433	0.153	0.431	0.603	71.429%	$1,890	$3,823	$4,570	0.494		
TERRY		27	1.214	0.100	0.262	0.521	50.408%	$8,803	$17,393	$18,287	0.506		
PRAIRIE	COUNTY 45	33	1.433	0.100	0.293	0.536	54.746%	$7,546	$14,926	$17,413	0.505		
DRUMMOND		7	0.829	0.239	0.258	0.449	57.452%	$9,334	$28,286	$15,372	0.329		
PHILIPSBURG		29	2.208	0.220	0.439	0.669	65.586%	$6,255	$13,793	$22,337	0.453		
NONE		33	0.973	0.142	0.212	0.402	52.772%	$4,882	$13,638	$14,259	0.357		
GRANITE	COUNTY 46	69	2.208	0.142	0.351	0.519	67.578%	$5,911	$15,189	$18,484	0.389		
MARTINSDALE		6	0.559	0.147	0.149	0.420	35.454%	$4,091	$8,772	$10,772	0.466		
WHITE SULPHUR SPRINGS		28	1.371	0.106	0.279	0.459	60.739%	$9,704	$19,471	$14,673	0.498		
NONE		7	0.917	0.272	0.289	0.601	48.146%	$5,796	$12,336	$8,455	0.469		
MEAGHER	COUNTY 47	41	1.371	0.106	0.267	0.478	55.876%	$8,215	$16,687	$13,736	0.492		
CHESTER		15	0.980	0.111	0.196	0.531	36.901%	$7,130	$13,888	$9,695	0.513		
COMBINATION		16	0.912	0.183	0.171	0.525	32.629%	$14,066	$26,838	$18,122	0.524		
LIBERTY	COUNTY 48	31	0.980	0.111	0.180	0.528	34.208%	$10,710	$20,571	$15,855	0.520		
GARDINER		9	0.752	0.108	0.201	0.317	63.495%	$7,290	$32,800	$35,131	0.222		
LIVINGSTON		124	1.349	0.102	0.163	0.419	38.820%	$16,945	$39,188	$31,428	0.432		
NONE		6	0.625	0.300	0.119	0.393	30.482%	$20,450	$59,667	$43,340	0.342		
COMBINATION		1	0.322	0.322	0.000	0.322	0.000%	$645	$2,000	$0	0.322		
PARK	COUNTY 49	140	1.349	0.102	0.164	0.411	39.990%	$16,358	$39,389	$32,300	0.415		
BOULDER		7	0.617	0.327	0.112	0.487	23.091%	$13,419	$26,309	$10,862	0.510		
WHITEHALL		21	1.014	0.235	0.250	0.508	49.283%	$12,023	$23,387	$14,704	0.514		
NONE		34	1.650	0.173	0.242	0.439	55.144%	$15,436	$37,536	$34,557	0.411		
COMBINATION		3	0.440	0.282	0.088	0.384	23.124%	$11,785	$28,667	$22,810	0.411		
JEFFERSON	COUNTY 51	65	1.650	0.173	0.229	0.464	49.409%	$13,948	$31,346	$27,476	0.444		
WIBAUX		14	0.667	0.201	0.145	0.460	31.621%	$5,481	$12,314	$9,148	0.445		
COMBINATION		1	0.523	0.523	0.000	0.523	0.000%	$25,120	$48,000	$0	0.523		
WIBAUX	COUNTY 52	15	0.667	0.201	0.141	0.464	30.401%	$6,791	$14,693	$12,752	0.462		
LAVINA		7	0.968	0.366	0.226	0.579	39.125%	$8,920	$16,571	$18,350	0.538		
RYEGATE		5	0.625	0.200	0.172	0.398	43.386%	$6,768	$14,000	$18,509	0.483		

SALES RATIO STUDY

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GOLDEN VALLEY	COUNTY 53	12	0.968	0.200	0.218	0.503	43.281%	$8,024	$15,500	$17,606	0.517	
ALBERTON		9	0.772	0.133	0.219	0.394	55.705%	$6,719	$21,111	$14,890	0.318	
SAINT REGIS		6	0.548	0.261	0.103	0.436	23.591%	$24,543	$51,374	$68,436	0.477	
SUPERIOR		26	0.897	0.269	0.142	0.414	34.453%	$13,301	$32,510	$16,635	0.409	
NONE		72	0.949	0.127	0.212	0.467	45.374%	$5,175	$14,826	$19,989	0.349	
COMBINATION		2	0.805	0.183	0.440	0.494	89.030%	$1,046	$2,650	$1,202	0.394	
MINERAL	COUNTY 54	115	0.949	0.127	0.197	0.448	43.917%	$8,072	$21,011	$25,284	0.384	
COMBINATION		2	1.500	0.415	0.766	0.957	80.047%	$5,346	$12,600	$17,536	0.424	
PETROLEUM	COUNTY 55	2	1.500	0.415	0.766	0.957	80.047%	$5,346	$12,600	$17,536	0.424	
EUREKA		29	2.542	0.279	0.438	0.658	66.694%	$9,909	$18,262	$11,012	0.542	
LIBBY		97	2.805	0.119	0.310	0.574	54.010%	$17,764	$33,681	$23,963	0.527	
TROY		23	0.742	0.262	0.154	0.465	33.149%	$12,533	$26,487	$18,571	0.473	
NONE		335	2.333	0.104	0.275	0.551	50.008%	$13,007	$26,709	$25,506	0.486	
COMBINATION		1	1.099	1.099	0.000	1.099	0.000%	$2,198	$2,000	$0	1.099	
LINCOLN	COUNTY 56	485	2.805	0.104	0.292	0.559	52.258%	$13,728	$27,537	$24,497	0.498	
FINAL STATISTICS		12,548	3.000	0.100	0.232	0.467	49.710%	$17,336	$38,420	$35,400	0.451	

EDIT CRITERIA FOR INCLUSION IN SALE RATIO STUDY AND PARAMETERS USED FOR CALCULATION

EDIT CRITERIA USED FOR INCLUSION IN THIS ASSESSMENT–SALE RATIO STUDY

1) PROPERTY TYPE(S) REQUESTED: ALL
2) STRUCTURE TYPE(S) REQUESTED: ALL
3) MINIMUM SALE DATE ACCEPTED: 01/01/78
4) MAXIMUM SALE DATE ACCEPTED: 12/31/78
5) MINIMUM SALE RATIO ACCEPTED: 0.1
6) MAXIMUM SALE RATIO ACCEPTED: 3.0
7) NO CONDITION OF SALE
8) NO CONTINUED REVIEW NEEDED ON SALE

SALES RATIO STUDY

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LOCAL INDEX
BUTTE		583	2.842	0.100	0.352	0.637	55.273%	$15,091	$27,688	$26,738	0.545	
NONE		46	1.170	0.111	0.209	0.486	43.123%	$13,539	$29,725	$34,030	0.455	
COMBINATION		4	0.920	0.298	0.293	0.524	55.966%	$8,318	$16,799	$13,645	0.495	
SILVER BOW	COUNTY 01	633	2.842	0.100	0.345	0.625	55.234%	$14,935	$27,768	$27,252	0.537	
BLACK EAGLE		5	1.713	0.267	0.670	0.834	80.382%	$9,709	$21,900	$18,212	0.443	
CASCADE		7	0.595	0.151	0.152	0.292	52.062%	$6,387	$22,929	$13,983	0.278	
GREAT FALLS		888	1.962	0.165	0.175	0.493	35.616%	$20,859	$42,986	$21,100	0.485	
NONE		99	1.996	0.120	0.233	0.474	49.254%	$14,277	$30,901	$24,170	0.462	
COMBINATION		15	1.021	0.141	0.255	0.405	62.957%	$6,578	$20,800	$15,597	0.316	
CASCADE	COUNTY 02	1,014	1.996	0.120	0.189	0.490	38.752%	$19,851	$41,235	$21,810	0.481	
BILLINGS		783	2.702	0.110	0.175	0.510	34.383%	$23,772	$47,595	$24,624	0.499	
LAUREL		38	0.900	0.160	0.171	0.411	41.550%	$12,916	$30,158	$12,168	0.428	
NONE		199	2.266	0.103	0.265	0.583	45.527%	$25,295	$45,667	$29,990	0.553	
COMBINATION		2	0.545	0.448	0.068	0.497	13.869%	$15,718	$32,450	$11,950	0.484	
YELLOWSTONE	COUNTY 03	1,022	2.702	0.103	0.199	0.520	38.204%	$23,649	$46,542	$25,606	0.508	
LOLO		5	1.114	0.749	0.162	0.822	19.791%	$37,936	$36,499	$60,655	1.039	
MISSOULA		214	1.523	0.241	0.182	0.528	34.593%	$36,840	$68,646	$61,550	0.536	
NONE		52	1.416	0.117	0.259	0.629	41.170%	$33,429	$51,918	$71,843	0.643	
COMBINATION		3	0.666	0.314	0.186	0.527	35.445%	$5,003	$11,000	$7,365	0.454	
MISSOULA	COUNTY 04	274	1.523	0.117	0.205	0.553	37.153%	$35,864	$64,253	$63,748	0.558	
AUGUSTA		19	0.818	0.266	0.179	0.624	28.678%	$5,180	$12,580	$21,295	0.411	
EAST HELENA		78	0.623	0.141	0.126	0.452	28.080%	$13,954	$28,268	$13,935	0.493	
HELENA		482	1.716	0.100	0.172	0.456	37.786%	$19,515	$41,148	$35,976	0.474	
LINCOLN		12	0.980	0.175	0.264	0.400	66.094%	$13,988	$32,458	$45,210	0.430	
UNIONVILLE		10	0.802	0.187	0.188	0.488	38.659%	$9,714	$20,588	$17,371	0.471	
NONE		247	1.937	0.100	0.217	0.420	51.660%	$11,263	$25,194	$25,420	0.447	
COMBINATION		7	1.560	0.142	0.607	0.617	98.392%	$2,812	$7,807	$6,639	0.360	
LEWIS AND CLARK	COUNTY 05	855	1.937	0.100	0.193	0.450	43.051%	$15,976	$34,094	$32,315	0.468	
BELGRADE		85	1.370	0.218	0.147	0.460	32.130%	$17,246	$36,925	$13,973	0.467	
BIG SKY		54	0.827	0.259	0.116	0.579	20.120%	$19,517	$32,108	$19,149	0.607	
BOZEMAN		485	1.491	0.122	0.146	0.426	34.359%	$23,044	$54,094	$45,139	0.426	
MANHATTAN		19	0.730	0.131	0.125	0.335	37.441%	$10,739	$33,013	$16,253	0.325	
THREE FORKS		36	0.756	0.172	0.136	0.468	29.130%	$10,459	$23,964	$17,757	0.436	
WEST YELLOWSTONE		12	0.934	0.160	0.201	0.408	49.341%	$23,364	$58,544	$27,666	0.399	
NONE		568	2.417	0.100	0.182	0.363	50.163%	$13,665	$34,581	$43,149	0.395	
COMBINATION		11	1.032	0.180	0.302	0.507	59.676%	$13,554	$32,718	$46,473	0.414	
GALLATIN	COUNTY 06	1,270	2.417	0.100	0.172	0.407	42.225%	$17,691	$41,970	$42,114	0.421	

SALES RATIO STUDY

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF MEANS WEIGHTED	LAND TO BLDG RATIO	LOCAL INDEX
COLUMBIA FALLS		10	0.984	0.110	0.225	0.499	45.124%	$12,608	$25,730	$15,977	0.490		
KALISPELL		47	0.858	0.264	0.127	0.455	28.074%	$19,631	$40,778	$28,029	0.481		
WHITEFISH		17	1.924	0.106	0.387	0.479	80.866%	$20,968	$47,579	$36,972	0.440		
NONE		111	1.555	0.108	0.219	0.479	45.862%	$15,123	$35,712	$32,469	0.423		
COMBINATION		15	1.228	0.237	0.264	0.520	50.868%	$14,420	$35,950	$65,263	0.401		
FLATHEAD	COUNTY 07	200	1.924	0.106	0.223	0.477	46.845%	$16,500	$37,430	$34.722	0.440		
DENTON		5	0.625	0.440	0.082	0.538	15.406%	$4,012	$7,720	$6,555	0.519		
GRASS RANGE		5	0.886	0.444	0.170	0.618	27.614%	$4,251	$8,540	$10,029	0.497		
LEWISTOWN		145	1.130	0.100	0.163	0.401	40.661%	$11,820	$29,256	$18,054	0.404		
MOORE		6	0.431	0.230	0.087	0.310	28.089%	$3,845	$11,592	$6,070	0.331		
WINIFRED		14	1.150	0.150	0.321	0.420	76.292%	$933	$2,525	$3,307	0.369		
NONE		16	0.831	0.101	0.208	0.347	59.941%	$6,427	$19,142	$19,723	0.335		
COMBINATION		6	1.025	0.100	0.419	0.444	94.235%	$1,343	$3,633	$5,659	0.369		
FERGUS	COUNTY 08	197	1.150	0.100	0.193	0.405	47.637%	$9,656	$24,144	$18,980	0.399		
BROADUS		21	0.896	0.104	0.220	0.380	57.881%	$8,203	$19,974	$18,441	0.410		
POWDER RIVER	COUNTY 09	21	0.896	0.104	0.220	0.380	57.881%	$8,203	$19,974	$18,441	0.410		
BRIDGER		29	0.844	0.101	0.160	0.423	37.805%	$12,775	$29,614	$18,890	0.431		
FROMBERG		11	0.824	0.138	0.188	0.411	45.724%	$6,335	$16,500	$9,087	0.383		
JOLIET		22	0.966	0.270	0.156	0.486	32.116%	$11,544	$24,518	$15,752	0.470		
RED LODGE		70	1.152	0.102	0.215	0.483	44.644%	$13,202	$26,343	$23,641	0.501		
NONE		108	1.147	0.110	0.180	0.429	42.083%	$8,138	$19,484	$19,371	0.417		
COMBINATION		10	0.848	0.131	0.198	0.423	46.834%	$5,140	$13,200	$5,029	0.389		
CARBON	COUNTY 10	250	1.152	0.101	0.188	0.448	42.074%	$10,194	$22,640	$20,020	0.450		
MALTA		44	1.069	0.280	0.183	0.605	30.282%	$18,689	$32,080	$24,897	0.582		
SACO		5	1.250	0.297	0.340	0.803	42.365%	$3,037	$3,760	$2,804	0.807		
NONE		9	0.864	0.148	0.251	0.529	47.622%	$7,902	$13,378	$16,684	0.590		
COMBINATION		5	1.798	0.600	0.473	1.071	44.190%	$5,503	$5,590	$4,534	0.984		
PHILLIPS	COUNTY 11	63	1.798	0.148	0.270	0.647	41.793%	$14,859	$25,058	$24,282	0.592		
BOX ELDER		6	0.865	0.130	0.330	0.421	78.512%	$4,958	$22,100	$33,880	0.224		
HAVRE		156	1.255	0.180	0.145	0.444	32.869%	$20,107	$46,054	$34,468	0.436		
RUDYARD		5	3.000	0.495	1.151	1.921	59.926%	$2,736	$3,500	$5,913	0.781		
NONE		27	1.158	0.110	0.277	0.410	67.695%	$11,315	$28,353	$25,775	0.399		
HILL	COUNTY 12	194	3.000	0.110	0.336	0.476	70.657%	$17,967	$41,753	$34,119	0.430		
CORVALLIS		10	1.255	0.103	0.325	0.392	83.107%	$7,523	$19,640	$5,896	0.383		
DARBY		12	0.559	0.100	0.128	0.331	38.849%	$7,458	$21,500	$24,196	0.346		
HAMILTON		70	1.125	0.132	0.169	0.388	43.782%	$18,077	$51,138	$41,667	0.353		
NONE		170	2.559	0.101	0.388	0.440	88.222%	$11,758	$29,136	$25,012	0.403		

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LOCAL INDEX
COMBINATION		3	0.816	0.167	0.325	0.501	64.844%	$29,912	$47,833	$27,652	0.625	
RAVALLI	COUNTY 13	265	2.559	0.100	0.332	0.420	78.997%	$13,279	$34,456	$31,553	0.385	
MILES CITY		94	2.729	0.224	0.382	0.624	61.148%	$27,008	$57,111	$179,222	0.472	
NONE		10	1.458	0.291	0.371	0.665	55.826%	$11,844	$25,120	$27,680	0.471	
COMBINATION		1	1.058	1.058	0.000	1.058	0.000%	$4,974	$4,700	$0	1.058	
CUSTER	COUNTY 14	105	2.729	0.224	0.380	0.632	60.043%	$25,354	$53,565	$170,005	0.473	
PABLO		7	1.325	0.472	0.301	0.653	46.095%	$16,258	$26,323	$12,393	0.617	
POLSON		104	1.181	0.153	0.146	0.441	33.174%	$13,365	$29,007	$26,942	0.460	
RONAN		56	1.082	0.195	0.161	0.461	34.956%	$10,561	$22,675	$15,163	0.465	
SAINT IGNATIUS		13	0.918	0.188	0.188	0.538	35.044%	$10,368	$23,904	$30,108	0.433	
NONE		459	1.259	0.147	0.169	0.500	33.852%	$16,528	$36,117	$31,269	0.457	
COMBINATION		7	0.769	0.100	0.289	0.345	83.844%	$4,301	$10,929	$8,388	0.393	
LAKE	COUNTY 15	646	1.325	0.100	0.171	0.488	35.110%	$15,242	$33,183	$29,578	0.459	
GLENDIVE		119	1.210	0.150	0.139	0.525	26.656%	$19,879	$38,495	$30,996	0.516	
RICHEY		10	1.306	0.100	0.368	0.567	64.940%	$9,665	$18,660	$16,801	0.517	
NONE		64	0.999	0.100	0.153	0.483	31.742%	$14,408	$28,865	$19,257	0.499	
COMBINATION		1	0.485	0.485	0.000	0.485	0.000%	$17,000	$35,000	$0	0.485	
DAWSON	COUNTY 16	194	1.306	0.100	0.162	0.513	31.724%	$17,533	$34,277	$27,477	0.511	
BAINVILLE		5	0.947	0.210	0.266	0.534	49.924%	$1,950	$3,140	$3,372	0.621	
CULBERTSON		27	1.654	0.175	0.320	0.616	52.057%	$9,944	$17,799	$16,980	0.558	
FROID		5	1.040	0.282	0.294	0.616	47.703%	$1,866	$2,640	$1,896	0.706	
POPLAR		19	0.963	0.219	0.214	0.597	35.865%	$9,111	$17,421	$12,659	0.522	
WOLF POINT		65	1.139	0.224	0.169	0.541	31.260%	$10,634	$20,529	$16,024	0.518	
NONE		8	0.998	0.402	0.207	0.673	30.766%	$20,292	$30,013	$26,220	0.676	
COMBINATION		1	0.540	0.540	0.000	0.540	0.000%	$6,488	$12,000	$0	0.540	
ROOSEVELT	COUNTY 17	130	1.654	0.175	0.224	0.575	38.958%	$10,159	$18,669	$16,595	0.544	
DILLON		122	2.376	0.132	0.269	0.463	58.195%	$15,987	$35,763	$41,444	0.447	
LIMA		9	1.177	0.133	0.307	0.478	64.240%	$4,308	$10,078	$5,712	0.427	
WISDOM		11	0.827	0.113	0.234	0.403	57.989%	$5,364	$14,174	$20,829	0.378	
NONE		83	1.200	0.103	0.186	0.372	49.935%	$11,561	$29,314	$31,802	0.394	
COMBINATION		6	0.611	0.144	0.158	0.333	47.483%	$5,975	$17,167	$17,034	0.348	
BEAVERHEAD	COUNTY 18	231	2.376	0.103	0.242	0.425	57.099%	$13,176	$30,934	$36,595	0.425	
BIG SANDY		27	2.500	0.200	0.429	0.617	69.482%	$7,234	$13,004	$15,634	0.556	
FORT BENTON		36	0.947	0.200	0.166	0.531	31.418%	$9,788	$19,373	$12,383	0.505	
COMBINATION		13	1.058	0.187	0.303	0.593	51.258%	$6,067	$14,540	$10,811	0.417	
CHOUTEAU	COUNTY 19	76	2.500	0.187	0.305	0.572	53.339%	$8,244	$16,283	$13,564	0.506	

SALES RATIO STUDY

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LOCAL INDEX
GLASGOW		121	2.946	0.100	0.416	0.652	63.830%	$15,983	$29,061	$21,623	0.549	
HINSDALE		9	1.751	0.559	0.365	0.789	46.328%	$11,076	$16,442	$11,876	0.673	
NASHUA		16	2.493	0.158	0.647	0.979	66.098%	$5,834	$8,649	$8,667	0.674	
NONE		13	0.805	0.129	0.234	0.444	52.830%	$13,011	$22,042	$23,091	0.590	
COMBINATION		8	1.711	0.170	0.545	0.988	55.120%	$7,208	$6,209	$6,865	1.160	
VALLEY	COUNTY 20	167	2.946	0.100	0.452	0.690	65.502%	$14,095	$24,784	$21,249	0.568	
KEVIN		10	1.656	0.306	0.380	0.895	42.463%	$4,796	$6,966	$8,518	0.688	
SHELBY		47	1.292	0.116	0.259	0.558	46.373%	$13,597	$26,400	$26,689	0.515	
SUNBURST		12	2.990	0.334	0.762	0.983	77.537%	$7,218	$10,468	$7,453	0.689	
COMBINATION		4	1.564	0.233	0.615	0.910	67.547%	$9,501	$14,700	$25,560	0.646	
TOOLE	COUNTY 21	73	2.990	0.116	0.447	0.693	64.424%	$11,118	$20,478	$23,805	0.542	
HARDIN		73	1.234	0.200	0.187	0.550	34.126%	$15,904	$28,231	$18,901	0.563	
NONE		12	1.110	0.120	0.304	0.385	79.190%	$4,090	$10,892	$18,929	0.375	
COMBINATION		2	0.639	0.245	0.278	0.442	62.882%	$2,243	$3,694	$4,360	0.607	
BIG HORN	COUNTY 22	87	1.234	0.120	0.213	0.525	40.745%	$13,961	$25,275	$19,806	0.552	
ROUNDUP		52	1.675	0.141	0.354	0.561	63.037%	$8,036	$15,587	$14,880	0.515	
NONE		57	1.292	0.114	0.242	0.338	71.740%	$5,136	$11,762	$15,271	0.436	
COMBINATION		7	1.821	0.214	0.554	0.758	73.202%	$4,860	$8,586	$12,225	0.566	
MUSSELSHELL	COUNTY 23	116	1.821	0.114	0.343	0.464	73.984%	$6,420	$13,285	$14,981	0.483	
CHINOOK		13	1.084	0.150	0.292	0.465	62.847%	$10,746	$24,408	$20,365	0.440	
HARLEM		7	1.691	0.163	0.548	0.644	85.129%	$2,283	$4,649	$5,964	0.491	
NONE		6	0.483	0.178	0.117	0.281	41.840%	$6,888	$23,337	$15,582	0.295	
COMBINATION		3	1.533	0.178	0.771	0.642	120.205%	$7,892	$43,663	$74,771	0.180	
BLAINE	COUNTY 24	29	1.691	0.150	0.405	0.488	82.942%	$7,609	$21,409	$27,501	0.355	
VIRGINIA CITY		5	0.476	0.200	0.115	0.307	37.538%	$3,340	$8,660	$10,411	0.385	
NONE		46	1.230	0.148	0.193	0.754	25.626%	$23,528	$34,979	$30,050	0.672	
COMBINATION		8	2.046	0.229	0.576	0.847	67.989%	$11,636	$15,416	$16,994	0.754	
MADISON	COUNTY 25	59	2.046	0.148	0.296	0.728	40.626%	$20,204	$30,096	$28,830	0.671	
BRADY		11	2.169	0.240	0.693	0.882	78.637%	$8,269	$18,043	$22,793	0.458	
CONRAD		79	1.857	0.248	0.303	0.618	49.149%	$13,771	$24,237	$18,217	0.568	
DUPUYER		5	0.972	0.126	0.376	0.486	77.459%	$5,357	$10,231	$12,670	0.523	
VALIER		27	1.333	0.141	0.321	0.689	46.659%	$6,388	$9,644	$9,576	0.662	
NONE		5	2.308	0.281	0.821	0.980	83.780%	$14,082	$19,953	$16,910	0.705	
PONDERA	COUNTY 26	127	2.308	0.126	0.391	0.665	58.883%	$11,406	$19,878	$17,835	0.573	

SALES RATIO STUDY

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LOCAL INDEX
FAIRVIEW		28	2.292	0.100	0.476	0.539	88.314%	$11,750	$25,415	$18,527	0.462	
SAVAGE		7	2.500	0.133	0.860	0.609	141.098%	$3,350	$10,671	$23,976	0.313	
SIDNEY		106	2.053	0.224	0.329	0.485	67.778%	$15,646	$37,081	$17,751	0.421	
COMBINATION		8	1.666	0.204	0.492	0.622	79.130%	$5,842	$16,813	$18,050	0.347	
RICHLAND	COUNTY 27	149	2.500	0.100	0.401	0.509	78.953%	$13,810	$32,560	$19,628	0.424	
COMBINATION		5	1.005	0.430	0.221	0.755	29.343%	$8,942	$13,641	$10,826	0.655	
POWELL	COUNTY 28	5	1.005	0.430	0.221	0.755	29.343%	$8,942	$13,641	$10,826	0.655	
COLSTRIP		41	0.721	0.156	0.145	0.513	28.311%	$15,252	$26,966	$13,803	0.565	
FORSYTH		70	2.655	0.137	0.347	0.499	69.661%	$11,876	$26,418	$17,781	0.449	
NONE		7	0.595	0.116	0.178	0.401	44.433%	$11,046	$25,429	$14,336	0.434	
COMBINATION		13	1.280	0.240	0.326	0.493	66.259%	$3,865	$11,138	$11,850	0.347	
ROSEBUD	COUNTY 29	131	2.655	0.116	0.287	0.497	57.729%	$12,093	$25,021	$16,443	0.483	
ANACONDA		126	2.223	0.200	0.324	0.598	54.254%	$12,104	$23,339	$13,671	0.518	
NONE		8	1.387	0.321	0.348	0.550	63.301%	$8,662	$17,600	$16,808	0.492	
COMBINATION		1	0.376	0.376	0.000	0.376	0.000%	$11,295	$30,000	$0	0.376	
DEER LODGE	COUNTY 30	135	2.223	0.200	0.324	0.594	54.601%	$11,894	$23,049	$13,831	0.516	
CHOTEAU		51	1.760	0.144	0.303	0.488	62.156%	$10,510	$21,655	$20,018	0.485	
DUTTON		14	0.941	0.224	0.221	0.548	40.359%	$7,184	$15,971	$12,554	0.449	
FAIRFIELD		18	1.174	0.308	0.202	0.464	43.607%	$10,019	$24,361	$19,559	0.411	
NONE		17	2.000	0.119	0.447	0.431	103.716%	$5,530	$18,342	$18,721	0.301	
COMBINATION		4	2.000	0.160	0.876	0.706	124.062%	$58	$231	$214	0.251	
TETON	COUNTY 31	104	2.000	0.119	0.337	0.491	68.756%	$8,761	$19,993	$18,828	0.438	
ABSAROKEE		6	0.535	0.275	0.106	0.384	27.591%	$15,498	$39,248	$18,171	0.394	
COLUMBUS		17	0.763	0.104	0.170	0.448	38.033%	$11,564	$21,444	$19,210	0.539	
NONE		38	1.125	0.152	0.198	0.447	44.363%	$5,078	$13,783	$10,075	0.368	
COMBINATION		2	0.427	0.103	0.229	0.265	86.162%	$9,748	$25,250	$26,517	0.386	
STILLWATER	COUNTY 32	63	1.125	0.103	0.184	0.436	42.348%	$7,969	$18,640	$15,902	0.427	
HYSHAM		11	1.048	0.190	0.288	0.508	56.767%	$5,205	$10,918	$8,910	0.476	
TREASURE	COUNTY 33	11	1.048	0.190	0.288	0.508	56.767%	$5.205	$10,918	$8,910	0.476	
MEDICINE LAKE		17	2.879	0.201	0.901	0.988	91.231%	$5,970	$13,112	$16,701	0.455	
PLENTYWOOD		58	2.000	0.125	0.266	0.510	52.194%	$12,119	$25,342	$21,531	0.478	
WESTBY		9	1.534	0.104	0.449	0.785	57.260%	$4,177	$7,219	$12,280	0.578	
COMBINATION		13	2.712	0.300	0.761	1.054	72.192%	$1,688	$1,952	$2,341	0.864	
SHERIDAN	COUNTY 34	97	2.879	0.104	0.566	0.692	81.838%	$8,906	$18,382	$20,431	0.484	

SALES RATIO STUDY

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LOCAL INDEX
HOT SPRINGS		25	1.447	0.114	0.286	0.518	55.335%	$6,461	$13,478	$13,354	0.479	
PLAINS		16	0.939	0.253	0.173	0.562	30.839%	$10,076	$18,455	$11,795	0.545	
THOMPSON FALLS		34	1.041	0.107	0.214	0.627	34.145%	$12,452	$20,418	$18,274	0.609	
NONE		74	1.087	0.111	0.223	0.524	42.690%	$7,792	$18,115	$19,885	0.430	
COMBINATION		10	0.991	0.205	0.266	0.541	49.277%	$5,474	$13,079	$13,189	0.418	
SANDERS	COUNTY 35	159	1.447	0.107	0.232	0.550	42.191%	$8,663	$17,596	$17,565	0.492	
STANFORD		6	1.243	0.324	0.295	0.723	40.856%	$4,865	$5,555	$4,643	0.875	
NONE		5	2.429	0.192	0.879	0.998	88.105%	$7,096	$9,406	$8,830	0.754	
JUDITH BASIN	COUNTY 36	11	2.429	0.192	0.611	0.848	72.067%	$5,879	$7,305	$6,783	0.804	
SCOBY		5	0.735	0.425	0.124	0.532	23.421%	$15,701	$29,750	$18,441	0.527	
NO-NAME		27	1.285	0.200	0.244	0.500	48.718%	$12,099	$22,968	$22,410	0.526	
WHITETAIL		5	2.000	0.500	0.619	0.962	64.295%	$1,287	$1,300	$2,488	0.990	
COMBINATION		8	0.668	0.100	0.191	0.452	42.403%	$3,431	$6,756	$7,350	0.507	
DANIELS	COUNTY 37	45	2.000	0.100	0.316	0.547	57.773%	$9,757	$18,432	$20,546	0.529	
BROWNING		13	1.246	0.300	0.330	0.617	53.492%	$9,616	$15,931	$11,744	0.603	
CUT BANK		74	0.860	0.141	0.131	0.462	28.374%	$16,704	$38,033	$27,753	0.439	
EAST GLACIER PARK		9	0.328	0.143	0.064	0.203	31.730%	$2,290	$11,278	$11,136	0.203	
NONE		28	0.615	0.120	0.146	0.305	47.927%	$5,562	$17,596	$18,939	0.316	
COMBINATION		3	0.606	0.135	0.265	0.441	60.176%	$6,738	$12,200	$14,203	0.552	
GLACIER	COUNTY 38	127	1.246	0.120	0.194	0.424	45.663%	$12,265	$28,758	$25,901	0.426	
BAKER		95	2.893	0.156	0.413	0.615	67.198%	$12,285	$23,663	$19,496	0.519	
COMBINATION		1	0.301	0.301	0.000	0.301	0.000%	$3,010	$10,000	$0	0.301	
FALLON	COUNTY 39	96	2.893	0.156	0.412	0.612	67.403%	$12,189	$23,521	$19,443	0.518	
BIG TIMBER		11	2.646	0.358	0.685	0.947	72.404%	$11,315	$19,473	$16,532	0.581	
COMBINATION		3	0.550	0.200	0.198	0.428	46.234%	$3,215	$7,500	$0	0.428	
SWEET GRASS	COUNTY 40	14	2.646	0.200	0.645	0.836	77.198%	$9,580	$16,907	$15,370	0.566	
CIRCLE		11	1.466	0.311	0.314	0.582	53.877%	$12,937	$23,273	$16,154	0.555	
COMBINATION		1	0.400	0.400	0.000	0.400	0.000%	$100	$250	$0	0.400	
MCCONE	COUNTY 41	12	1.466	0.311	0.304	0.567	53.561%	$11,868	$21,354	$16,776	0.555	
EKALAKA		20	2.667	0.112	0.674	0.635	106.041%	$7,295	$13,513	$13,433	0.539	
COMBINATION		3	0.589	0.166	0.223	0.336	66.398%	$6,569	$18,167	$16,750	0.361	
CARTER	COUNTY 42	23	2.667	0.112	0.638	0.596	107.013%	$7,200	$14,120	$13,561	0.509	

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LOCAL INDEX
TOWSEND		23	2.563	0.322	0.453	0.631	71.840%	$12,556	$23,020	$11,197	0.545	
COMBINATION		5	0.649	0.241	0.151	0.435	34.790%	$15,397	$32,700	$18,499	0.470	
BROADWATER	COUNTY 43	28	2.563	0.241	0.420	0.596	70.529%	$13,063	$24,749	$12,926	0.527	
HARLOWTON		48	2.225	0.125	0.471	0.597	78.795%	$8,221	$16,967	$15,408	0.484	
JUDITH GAP		7	1.586	0.225	0.524	0.976	53.724%	$2,969	$4,186	$5,306	0.709	
TWODOT		6	0.876	0.236	0.283	0.509	55.601%	$3,221	$6,217	$3,138	0.518	
COMBINATION		3	0.500	0.277	0.115	0.370	31.244%	$3,683	$11,467	$12,484	0.321	
WHEATLAND	COUNTY 44	64	2.225	0.125	0.466	0.620	75.128%	$6,965	$14,303	$14,454	0.486	
TERRY		27	2.235	0.120	0.485	0.720	67.437%	$10,532	$13,660	$14,655	0.771	
COMBINATION		4	0.520	0.183	0.141	0.376	37.503%	$6,558	$16,721	$15,677	0.392	
PRAIRIE	COUNTY 45	31	2.235	0.120	0.469	0.675	69.431%	$10,020	$14,055	$14,553	0.712	
DRUMMOND		7	1.200	0.376	0.349	0.707	49.416%	$16,056	$23,000	$15,809	0.698	
PHILIPSBURG		32	2.914	0.128	0.492	0.748	65.817%	$6,994	$11,794	$12,415	0.593	
NONE		33	0.656	0.112	0.134	0.325	41.323%	$2,840	$9,219	$6,544	0.308	
COMBINATION		6	0.521	0.106	0.155	0.363	42.734%	$4,870	$12,917	$7,774	0.377	
GRANITE	COUNTY 46	78	2.914	0.106	0.399	0.536	74.426%	$5,886	$11,796	$10,845	0.498	
MARTINSDALE		10	0.738	0.196	0.166	0.389	42.618%	$1,391	$2,865	$2,689	0.485	
WHITE SULPHUR SPRINGS		49	2.771	0.109	0.467	0.600	77.887%	$9,514	$17,387	$14,364	0.547	
NONE		23	2.137	0.129	0.493	0.688	71.700%	$9,425	$13,956	$10,563	0.675	
COMBINATION		1	0.191	0.191	0.000	0.191	0.000%	$7,472	$39,000	$0	0.191	
MEAGHER	COUNTY 47	83	2.771	0.109	0.454	0.594	76.346%	$8,486	$14,947	$13,424	0.567	
CHESTER		14	1.122	0.112	0.329	0.482	68.143%	$10,329	$16,388	$20,366	0.630	
JOPLIN		9	2.912	0.208	0.821	0.901	91.145%	$3,305	$5,033	$7,043	0.656	
COMBINATION		1	0.811	0.811	0.000	0.811	0.000%	$7,303	$9,000	$0	0.811	
LIBERTY	COUNTY 48	24	2.912	0.112	0.581	0.653	89.056%	$7,569	$11,822	$16,815	0.640	
LIVINGSTON		64	2.821	0.255	0.341	0.542	63.029%	$14,161	$29,484	$18,356	0.480	
NONE		131	1.077	0.120	0.199	0.494	40.221%	$11,427	$26,406	$23,774	0.432	
COMBINATION		8	0.838	0.296	0.195	0.501	39.058%	$15,443	$30,313	$18,759	0.509	
PARK	COUNTY 49	203	2.821	0.120	0.252	0.510	49.508%	$12,447	$27,531	$21,984	0.452	
BOULDER		16	1.093	0.160	0.256	0.578	44.360%	$13,070	$22,339	$12,886	0.585	
WHITEHALL		6	1.354	0.388	0.364	0.648	56.238%	$13,123	$25,617	$19,475	0.512	
NONE		40	1.129	0.250	0.201	0.504	39.868%	$14,257	$29,887	$29,863	0.477	
COMBINATION		2	1.075	0.498	0.407	0.786	51.814%	$3,568	$6,000	$5,657	0.594	
JEFFERSON	COUNTY 51	64	1.354	0.160	0.241	0.545	44.203%	$13,520	$26,853	$25,440	0.503	

SALES RATIO STUDY

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	SINDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF MEANS WEIGHTED	LAND TO BLDG RATIO	LOCAL INDEX
WIBAUX		10	0.672	0.375	0.075	0.536	14.087%	$9,657	$17,490	$14,571	0.552		
COMBINATION		3	0.403	0.172	0.122	0.312	39.330%	$11,993	$35,300	$19,498	0.339		
WIBAUX	COUNTY 52	13	0.672	0.172	0.128	0.484	26.454%	$10,196	$21,600	$16,840	0.472		
LAVINA		7	0.887	0.133	0.232	0.574	40.411%	$4,354	$7,321	$5,521	0.594		
RYEGATE		10	0.737	0.347	0.137	0.568	24.114%	$10,280	$18,090	$10,450	0.568		
COMBINATION		1	0.262	0.262	0.000	0.262	0.000%	$5,250	$20,000	$0	0.262		
GOLDEN VALLEY	COUNTY 53	18	0.887	0.133	0.185	0.553	33.417%	$7,696	$14,008	$9,945	0.549		
ALBERTON		14	1.099	0.207	0.221	0.522	42.417%	$12,380	$25,051	$17,950	0.494		
SUPERIOR		29	0.900	0.258	0.177	0.530	33.440%	$14,297	$27,400	$19,548	0.521		
NONE		61	1.821	0.127	0.288	0.554	52.099%	$5,924	$13,314	$13,245	0.444		
COMBINATION		1	0.868	0.868	0.000	0.868	0.000%	$3,475	$4,000	$0	0.868		
MINERAL	COUNTY 54	105	1.821	0.127	0.252	0.546	46.263%	$9,074	$18,681	$17,029	0.485		
COMBINATION		1	2.000	2.000	0.000	2.000	0.000%	$100	$50	$0	2.000		
PETROLEUM	COUNTY 55	1	2.000	2.000	0.000	2.000	0.000%	$100	$50	$0	2.000		
EUREKA		13	1.655	0.213	0.422	0.750	56.248%	$7,256	$13,283	$10,259	0.546		
LIBBY		16	2.256	0.353	0.504	0.666	75.631%	$12,213	$23,459	$10,939	0.520		
TROY		8	1.880	0.263	0.503	0.739	68.130%	$11,379	$16,195	$8,270	0.702		
NONE		101	2.894	0.209	0.354	0.634	55.832%	$9,169	$16,572	$18,309	0.553		
LINCOLN	COUNTY 56	138	2.894	0.209	0.386	0.654	59.036%	$9,470	$17,039	$16,639	0.555		
FINAL STATISTICS		10,330	3.000	0.100	0.278	0.508	54.740%	$16,024	$33,543	$35,603	0.477		

EDIT CRITERIA FOR INCLUSION IN SALE RATIO STUDY AND PARAMETERS USED FOR CALCULATION

EDIT CRITERIA USED FOR INCLUSION IN THIS ASSESSMENT–SALE RATIO STUDY

1) PROPERTY TYPE(S) REQUESTED: ALL
2) STRUCTURE TYPE(S) REQUESTED: ALL
3) MINIMUM SALE DATE ACCEPTED: 01/01/77
4) MAXIMUM SALE DATE ACCEPTED: 12/31/77
5) MINIMUM SALE RATIO ACCEPTED: 0.1
6) MAXIMUM SALE RATIO ACCEPTED: 3.0
7) NO CONDITION OF SALE
8) NO CONTINUED REVIEW NEEDED ON SALE

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LOCAL INDEX
BUTTE		476	2.700	0.102	0.328	0.646	50.797%	$14,890	$25,641	$21,849	0.580	
NONE		54	1.166	0.109	0.278	0.495	56.306%	$14,555	$30,758	$33,611	0.473	
COMBINATION		6	1.070	0.415	0.242	0.660	36.713%	$11,180	$18,617	$21,479	0.600	
SILVER BOW	COUNTY 01	536	2.700	0.102	0.325	0.631	51.586%	$14,815	$26,078	$23,304	0.568	
GREAT FALLS		23	1.156	0.323	0.183	0.596	30.807%	$65,569	$105,119	$105,420	0.623	
CASCADE	COUNTY 02	23	1.156	0.323	0.183	0.596	30.807%	$65,569	$105,119	$105,420	0.623	
BILLINGS		38	0.696	0.128	0.131	0.458	28.697%	$21,234	$44,445	$26,659	0.477	
NONE		14	1.122	0.100	0.254	0.452	56.217%	$14,527	$33,763	$13,680	0.430	
COMBINATION		2	0.358	0.278	0.056	0.318	17.714%	$7,750	$24,500	$2,121	0.316	
YELLOWSTONE	COUNTY 03	54	1.122	0.100	0.169	0.452	37.514%	$18,996	$40,937	$23,974	0.464	
NONE		5	1.000	0.157	0.322	0.467	68.909%	$5,218	$12,475	$5,508	0.418	
COMBINATION		1	0.567	0.567	0.000	0.567	0.000%	$26,685	$47,000	$0	0.567	
MISSOULA	COUNTY 04	6	1.000	0.157	0.291	0.484	60.108%	$8,796	$18,229	$14,931	0.482	
EAST HELENA		18	0.830	0.186	0.189	0.445	42.660%	$15,375	$28,593	$15,191	0.537	
HELENA		179	1.072	0.100	0.181	0.496	36.494%	$11,619	$22,232	$20,223	0.522	
LINCOLN		8	0.691	0.240	0.153	0.423	36.220%	$5,687	$11,519	$11,832	0.493	
NONE		49	1.593	0.100	0.298	0.473	63.127%	$10,216	$19,127	$18,737	0.534	
COMBINATION		1	0.800	0.800	0.000	0.800	0.000%	$3,200	$4,000	$0	0.800	
LEWIS AND CLARK	COUNTY 05	255	1.593	0.100	0.209	0.487	42.881%	$11,395	$21,677	$19,534	0.525	
COMBINATION		2	0.391	0.339	0.037	0.365	10.141%	$3,045	$8,450	$2,192	0.360	
GALLATIN	COUNTY 06	2	0.391	0.339	0.037	0.365	10.141%	$3,045	$8,450	$2,192	0.360	
COMBINATION		5	0.967	0.512	0.211	0.749	28.256%	$10,405	$15,450	$8,289	0.673	
FLATHEAD	COUNTY 07	5	0.967	0.512	0.211	0.749	28.256%	$10,405	$15,450	$8,289	0.673	
COMBINATION		4	0.507	0.375	0.060	0.464	13.020%	$15,693	$31,950	$33,490	0.491	
POWDER RIVER	COUNTY 09	4	0.507	0.375	0.060	0.464	13.020%	$15,693	$31,950	$33,490	0.491	
COMBINATION		8	0.689	0.229	0.152	0.484	31.557%	$7,785	$15,800	$6,839	0.492	
CARBON	COUNTY 10	8	0.689	0.229	0.152	0.484	31.557%	$7,785	$15,800	$6,839	0.492	
COMBINATION		1	0.858	0.858	0.000	0.858	0.000%	$34,336	$40,000	$0	0.858	
PHILLIPS	COUNTY 11	1	0.858	0.858	0.000	0.858	0.000%	$34,336	$40,000	$0	0.858	

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LOCAL INDEX
FLORENCE		6	0.671	0.168	0.172	0.448	38.399%	$12,747	$25,133	$12,081	0.507	
NONE		54	2.992	0.102	0.671	0.739	90.888%	$11,922	$19,303	$16,724	0.617	
COMBINATION		1	0.143	0.143	0.000	0.143	0.000%	$5,728	$40,000	$0	0.143	
RAVALLI	COUNTY 13	61	2.992	0.102	0.643	0.700	91.812%	$11,902	$20,216	$16,399	0.588	
COMBINATION		1	0.811	0.811	0.000	0.811	0.000%	$5,680	$7,000	$0	0.811	
CUSTER	COUNTY 14	1	0.811	0.811	0.000	0.811	0.000%	$5,680	$7,000	$0	0.811	
COMBINATION		5	0.523	0.200	0.138	0.447	30.969%	$16,935	$33,880	$16,381	0.499	
DAWSON	COUNTY 16	5	0.523	0.200	0.138	0.447	30.969%	$16,935	$33,880	$16,381	0.499	
DILLON		93	2.568	0.129	0.317	0.571	55.462%	$24,125	$33,103	$32,673	0.728	
LIMA		10	0.875	0.323	0.175	0.617	28.435%	$14,192	$29,285	$60,107	0.484	
WISDOM		10	0.650	0.210	0.143	0.395	36.428%	$2,514	$8,440	$13,659	0.297	
NONE		66	1.809	0.110	0.267	0.384	69.744%	$14,081	$37,522	$46,864	0.375	
COMBINATION		4	1.090	0.286	0.365	0.635	57.570%	$10,185	$23,175	$18,120	0.439	
BEAVERHEAD	COUNTY 18	183	2.568	0.110	0.300	0.498	60.364%	$18,474	$32,924	$39,505	0.561	
COMBINATION		1	0.696	0.696	0.000	0.696	0.000%	$4,875	$7,000	$0	0.696	
CHOUTEAU	COUNTY 19	1	0.696	0.696	0.000	0.696	0.000%	$4,875	$7,000	$0	0.696	
COMBINATION		1	0.688	0.688	0.000	0.688	0.000%	$41,315	$60,000	$0	0.688	
TOOLE	COUNTY 21	1	0.688	0.688	0.000	0.688	0.000%	$41,315	$60,000	$0	0.688	
HARDIN		62	0.979	0.100	0.198	0.449	44.274%	$12,644	$25,915	$15,435	0.487	
COMBINATION		2	0.653	0.576	0.054	0.615	8.816%	$2,768	$4,500	$0	0.615	
BIG HORN	COUNTY 22	64	0.979	0.100	0.198	0.454	43.570%	$12,335	$25,246	$15,645	0.488	
ROUNDUP		46	1.778	0.133	0.334	0.597	55.948%	$9,074	$16,276	$14,819	0.557	
NONE		57	2.708	0.154	0.485	0.547	88.647%	$3,575	$9,701	$11,178	0.368	
COMBINATION		4	2.620	0.581	0.883	1.448	60.983%	$6,676	$6,638	$9,134	1.005	
MUSSELSHELL	COUNTY 23	107	2.708	0.133	0.471	0.602	78.293%	$6,055	$12,413	$13,164	0.487	
COMBINATION		1	1.458	1.458	0.000	1.458	0.000%	$43,760	$30,000	$0	1.458	
MADISON	COUNTY 25	1	1.458	1.458	0.000	1.458	0.000%	$43,760	$30,000	$0	1.458	
COMBINATION		1	0.448	0.448	0.000	0.448	0.000%	$8,736	$19,500	$0	0.448	
RICHLAND	COUNTY 27	1	0.448	0.448	0.000	0.448	0.000%	$8,736	$19,500	$0	0.448	

SALES RATIO STUDY

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LAND TO BLDG RATIO	LOCAL INDEX
COMBINATION		3	1.212	0.496	0.364	0.895	40.708%	$7,330	$8,017	$1,998	0.914		
POWELL	COUNTY 28	3	1.212	0.496	0.364	0.895	40.708%	$7,330	$8,017	$1,998	0.914		
COLSTRIP		20	0.995	0.216	0.181	0.613	29.600%	$11,224	$17,613	$8,428	0.637		
FORSYTH		37	1.022	0.254	0.166	0.507	32.878%	$9,822	$20,442	$15,059	0.480		
COMBINATION		4	0.488	0.173	0.154	0.313	49.386%	$3,488	$11,688	$13,566	0.298		
ROSEBUD	COUNTY 29	61	1.022	0.173	0.184	0.529	34.866%	$9,866	$18,941	$13,162	0.520		
ANACONDA		18	0.967	0.312	0.186	0.519	35.909%	$8,308	$17,496	$15,556	0.474		
COMBINATION		3	0.499	0.420	0.045	0.447	10.064%	$6,029	$14,000	$18,193	0.430		
DEER LODGE	COUNTY 30	21	0.967	0.312	0.174	0.509	34.260%	$7,983	$16,996	$15,505	0.469		
COMBINATION		4	1.151	0.419	0.337	0.649	51.967%	$6,849	$11,575	$7,496	0.591		
STILLWATER	COUNTY 32	4	1.151	0.419	0.337	0.649	51.967%	$6,849	$11,575	$7,496	0.591		
HYSHAM		10	1.066	0.186	0.260	0.387	67.283%	$1,827	$6,179	$7,608	0.295		
TREASURE	COUNTY 33	10	1.066	0.186	0.260	0.387	67.283%	$1,827	$6,179	$7,608	0.295		
COMBINATION		1	0.376	0.376	0.000	0.376	0.000%	$6,769	$18,000	$0	0.376		
SHERIDAN	COUNTY 34	1	0.376	0.376	0.000	0.376	0.000%	$6,769	$18,000	$0	0.376		
NONE		6	0.742	0.426	0.121	0.558	21.670%	$4,541	$7,746	$5,526	0.586		
SANDERS	COUNTY 35	6	0.742	0.426	0.121	0.558	21.670%	$4,541	$7,746	$5,526	0.586		
COMBINATION		1	0.339	0.339	0.000	0.339	0.000%	$6,782	$20,000	$0	0.339		
DANIELS	COUNTY 37	1	0.339	0.339	0.000	0.339	0.000%	$6,782	$20,000	$0	0.339		
BAKER		114	2.980	0.100	0.488	0.662	73.757%	$12,904	$23,007	$18,369	0.560		
COMBINATION		4	2.503	0.785	0.730	1.647	44.365%	$67,158	$28,563	$47,650	2.351		
FALLON	COUNTY 39	118	2.980	0.100	0.525	0.696	75.533%	$14,743	$23,195	$19,625	0.635		
ALZADA		5	1.700	0.116	0.659	0.547	120.488%	$1,965	$13,440	$27,446	0.146		
EKALAKA		25	2.856	0.150	0.862	1.083	79.633%	$11,689	$13,472	$24,039	0.867		
CARTER	COUNTY 42	30	2.856	0.116	0.846	0.993	85.199%	$10,069	$13,467	$24,127	0.747		
HARLOWTON		45	1.473	0.125	0.321	0.585	54.822%	$8,232	$14,428	$15,612	0.570		
JUDITH GAP		12	2.625	0.100	0.725	0.701	103.358%	$1,310	$3,200	$4,815	0.409		
COMBINATION		7	0.975	0.165	0.287	0.623	46.131%	$3,593	$5,596	$5,482	0.642		

SALES RATIO STUDY

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LAND TO BLDG RATIO	LOCAL INDEX
WHEATLAND	COUNTY 44	64	2.625	0.100	0.416	0.611	68.152%	$6,426	$11,357	$14,150	0.565		
FALLON		6	1.190	0.447	0.306	0.728	42.075%	$3,825	$6,633	$11,533	0.576		
TERRY		24	1.440	0.158	0.337	0.664	50.796%	$8,687	$17,660	$23,973	0.491		
PRAIRIE	COUNTY 45	30	1.440	0.158	0.327	0.677	48.349%	$7,715	$15,454	$22,336	0.499		
PHILIPSBURG		17	1.165	0.140	0.280	0.609	46.020%	$6,527	$11,206	$7,087	0.582		
NONE		22	0.902	0.168	0.217	0.494	44.010%	$3,469	$6,987	$3,993	0.496		
COMBINATION		3	0.698	0.128	0.287	0.391	73.491%	$19,873	$34,167	$33,942	0.581		
GRANITE	COUNTY 46	42	1.165	0.128	0.252	0.533	47.288%	$5,878	$10,636	$11,479	0.552		
MARTINSDALE		6	2.149	0.150	0.725	0.911	79.612%	$5,363	$8,575	$11,821	0.625		
WHITE SULPHUR SPRINGS		40	1.691	0.114	0.317	0.647	49.113%	$10,104	$15,768	$12,296	0.640		
NONE		14	1.585	0.164	0.390	0.724	53.979%	$7,086	$10,429	$6,005	0.679		
COMBINATION		1	1.428	1.428	0.000	1.428	0.000%	$200	$140	$0	1.428		
MEAGHER	COUNTY 47	61	2.149	0.114	0.397	0.703	56.485%	$8,783	$13,579	$11,347	0.646		
COMBINATION		3	0.644	0.421	0.128	0.495	26.025%	$12,718	$20,833	$27,858	0.610		
PARK	COUNTY 49	3	0.644	0.421	0.128	0.495	26.025%	$12,718	$20,833	$27,858	0.610		
BOULDER		15	1.151	0.488	0.170	0.708	24.097%	$16,821	$22,613	$14,653	0.743		
NONE		45	1.592	0.133	0.247	0.505	48.929%	$11,733	$24,388	$22,848	0.481		
COMBINATION		5	0.733	0.192	0.222	0.446	49.749%	$15,848	$41,800	$33,767	0.379		
JEFFERSON	COUNTY 51	65	1.592	0.133	0.244	0.547	44.576%	$13,224	$25,318	$22,375	0.522		
RYEGATE		8	1.425	0.450	0.364	0.804	45.297%	$6,273	$9,588	$7,405	0.654		
COMBINATION		3	0.800	0.500	0.167	0.607	27.577%	$2,418	$4,617	$6,429	0.523		
GOLDEN VALLEY	COUNTY 53	11	1.425	0.450	0.327	0.750	43.590%	$5,222	$8,232	$7,214	0.634		
COMBINATION		2	1.240	0.618	0.439	0.929	47.252%	$3,141	$5,038	$7,017	0.623		
PETROLEUM	COUNTY 55	2	1.240	0.618	0.439	0.929	47.252%	$3,141	$5,038	$7,017	0.623		
COMBINATION		3	0.695	0.395	0.162	0.508	32.015%	$3,304	$6,167	$1,605	0.535		
LINCOLN	COUNTY 56	3	0.695	0.395	0.162	0.508	32.015%	$3,304	$6,167	$1,605	0.535		
FINAL STATISTICS		1,855	2.992	0.100	0.363	0.587	61.912%	$13,316	$23,876	$27,510	0.557		

EDIT CRITERIA USED FOR INCLUSION IN THIS ASSESSMENT–SALE RATIO STUDY

1) PROPERTY TYPE(S) REQUESTED: ALL
2) STRUCTURE TYPE(S) REQUESTED: ALL
3) MINIMUM SALE DATE ACCEPTED: 01/01/76
4) MAXIMUM SALE DATE ACCEPTED: 12/31/76
5) MINIMUM SALE RATIO ACCEPTED: 0.1
6) MAXIMUM SALE RATIO ACCEPTED: 3.0
7) NO CONDITION OF SALE
8) NO CONTINUED REVIEW NEEDED ON SALE

SALES RATIO STUDY

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LAND TO BLDG RATIO	LOCAL INDEX
COMBINATION		4	0.865	0.501	0.165	0.717	23.084%	$40,087	$56,000	$48,874	0.715		
CASCADE	COUNTY 02	4	0.865	0.501	0.165	0.717	23.084%	$40,087	$56,000	$48,874	0.715		
COMBINATION		2	0.501	0.194	0.217	0.347	62.489%	$9,603	$21,750	$18,738	0.441		
YELLOWSTONE	COUNTY 03	2	0.501	0.194	0.217	0.347	62.489%	$9,603	$21,750	$18,738	0.441		
COMBINATION		5	0.890	0.333	0.212	0.609	34.798%	$17,878	$29,560	$15,142	0.604		
MISSOULA	COUNTY 04	5	0.890	0.333	0.212	0.609	34.798%	$17,878	$29,560	$15,142	0.604		
COMBINATION		5	0.928	0.426	0.224	0.716	31.328%	$19,351	$26,500	$18,914	0.730		
LEWIS AND CLARK	COUNTY 05	5	0.928	0.426	0.224	0.716	31.328%	$19,351	$26,500	$18,914	0.730		
COMBINATION		1	0.233	0.233	0.000	0.233	0.000%	$2,330	$10,000	$0	0.233		
GALLATIN	COUNTY 06	1	0.233	0.233	0.000	0.233	0.000%	$2,330	$10,000	$0	0.233		
COMBINATION		5	1.569	0.320	0.508	0.687	74.038%	$11,688	$19,400	$24,108	0.602		
RAVALLI	COUNTY 13	5	1.569	0.320	0.508	0.687	74.038%	$11,688	$19,400	$24,108	0.602		
COMBINATION		1	0.206	0.206	0.000	0.206	0.000%	$16,445	$79,451	$0	0.206		
CUSTER	COUNTY 14	1	0.206	0.206	0.000	0.206	0.000%	$16,445	$79,451	$0	0.206		
ROUNDUP		77	2.571	0.192	0.432	0.709	60.897%	$7,846	$12,409	$13,423	0.632		
NONE		34	1.274	0.166	0.272	0.404	67.322%	$2,736	$7,623	$8,599	0.358		
COMBINATION		4	1.666	0.547	0.519	1.120	46.340%	$2,388	$3,280	$3,324	0.728		
MUSSELSHELL	COUNTY 23	115	2.571	0.166	0.425	0.633	67.109%	$6,145	$10,676	$12,188	0.575		
COMBINATION		2	0.947	0.431	0.365	0.689	52.919%	$7,093	$10,750	$1,768	0.659		
BLAINE	COUNTY 24	2	0.947	0.431	0.365	0.689	52.919%	$7,093	$10,750	$1,768	0.659		
COMBINATION		3	1.812	0.636	0.607	1.135	53.480%	$9,217	$8,733	$7,404	1.055		
ROSEBUD	COUNTY 29	3	1.812	0.636	0.607	1.135	53.480%	$9,217	$8,733	$7,404	1.055		
HYSHAM		7	1.260	0.244	0.343	0.614	55.825%	$7,630	$18,971	$27,365	0.402		
COMBINATION		1	0.760	0.760	0.000	0.760	0.000%	$190	$250	$0	0.760		
TREASURE	COUNTY 33	8	1.260	0.244	0.321	0.633	50.852%	$6,700	$16,631	$26,185	0.402		
COMBINATION		1	0.961	0.961	0.000	0.961	0.000%	$3,840	$3,995	$0	0.961		

SALES RATIO STUDY

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	RATIO	LOCAL INDEX
SANDERS	COUNTY 35	1	0.961	0.961	0.000	0.961	0.000%	$3,840	$3,995	$0	0.961		
BAKER		13	2.587	0.238	0.628	0.941	66.736%	$11,701	$14,797	$11,198	0.790		
COMBINATION		2	1.076	0.889	0.132	0.982	13.451%	$36,720	$40,250	$42,780	0.912		
FALLON	COUNTY 39	15	2.587	0.238	0.583	0.947	61.562%	$15,037	$18,191	$17,844	0.826		
EKALAKA		22	2.705	0.142	0.693	0.939	73.827%	$5,509	$6,891	$9,339	0.799		
COMBINATION		1	0.435	0.435	0.000	0.435	0.000%	$5,228	$12,000	$0	0.435		
CARTER	COUNTY 42	23	2.705	0.142	0.685	0.917	74.734%	$5,497	$7,113	$9,187	0.772		
HARLOWTON		40	1.708	0.200	0.311	0.758	41.097%	$7,067	$10,175	$8,866	0.694		
COMBINATION		6	1.300	0.219	0.391	0.525	74.441%	$2,173	$7,050	$10,078	0.308		
WHEATLAND	COUNTY 44	46	1.708	0.200	0.327	0.727	45.032%	$6,429	$9,768	$8,974	0.658		
TERRY		19	1.500	0.150	0.329	0.641	51.366%	$3,909	$6,032	$6,545	0.648		
COMBINATION		1	0.107	0.107	0.000	0.107	0.000%	$375	$3,500	$0	0.107		
PRAIRIE	COUNTY 45	20	1.500	0.107	0.342	0.614	55.669%	$3,732	$5,905	$6,396	0.632		
COMBINATION		1	1.283	1.283	0.000	1.283	0.000%	$3,080	$2,400	$0	1.283		
GRANITE	COUNTY 46	1	1.283	1.283	0.000	1.283	0.000%	$3,080	$2,400	$0	1.283		
COMBINATION		1	0.471	0.471	0.000	0.471	0.000%	$18,639	$39,500	$0	0.471		
LINCOLN	COUNTY 56	1	0.471	0.471	0.000	0.471	0.000%	$18,639	$39,500	$0	0.471		
FINAL STATISTICS		258	2.705	0.107	0.443	0.700	63.286%	$7,725	$12,374	$15,718	0.624		

EDIT CRITERIA FOR INCLUSION IN SALE RATIO STUDY AND PARAMETERS USED FOR CALCULATION

EDIT CRITERIA USED FOR INCLUSION IN THIS ASSESSMENT—SALE RATIO STUDY

1) PROPERTY TYPE(S) REQUESTED: ALL
2) STRUCTURE TYPE(S) REQUESTED: ALL
3) MINIMUM SALE DATE ACCEPTED: 01/01/75
4) MAXIMUM SALE DATE ACCEPTED: 12/31/75
5) MINIMUM SALE RATIO ACCEPTED: 0.1
6) MAXIMUM SALE RATIO ACCEPTED: 3.0
7) NO CONDITION OF SALE
8) NO CONTINUED REVIEW NEEDED ON SALE

SALES RATIO STUDY

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LOCAL INDEX
COMBINATION		2	1.301	0.542	0.537	0.922	58.269%	$11,529	$16,150	$12,516	0.713	
CASCADE	COUNTY 02	2	1.301	0.542	0.537	0.922	58.269%	$11,529	$16,150	$12,516	0.713	
COMBINATION		1	0.739	0.739	0.000	0.739	0.000%	$39,945	$54,000	$0	0.739	
YELLOWSTONE	COUNTY 03	1	0.739	0.739	0.000	0.739	0.000%	$39,945	$54,000	$0	0.739	
COMBINATION		2	2.272	1.073	0.848	1.672	50.702%	$25,235	$17,613	$9,974	1.432	
MISSOULA	COUNTY 04	2	2.272	1.073	0.848	1.672	50.702%	$25,235	$17,613	$9,974	1.432	
COMBINATION		1	0.160	0.160	0.000	0.160	0.000%	$1,120	$7,000	$0	0.160	
LEWIS AND CLARK	COUNTY 05	1	0.160	0.160	0.000	0.160	0.000%	$1,120	$7,000	$0	0.160	
COMBINATION		4	0.754	0.312	0.187	0.531	35.348%	$10,483	$22,625	$13,610	0.463	
RAVALLI	COUNTY 13	4	0.754	0.312	0.187	0.531	35.348%	$10,483	$22,625	$13,610	0.463	
ROUNDUP		10	1.215	0.289	0.280	0.779	35.952%	$5,295	$8,200	$6,848	0.645	
NONE		32	2.012	0.157	0.425	0.495	85.853%	$2,471	$6,359	$4,879	0.388	
MUSSELSHELL	COUNTY 23	42	2.012	0.157	0.411	0.563	73.015%	$3,143	$6,797	$5,378	0.462	
COMBINATION		1	0.450	0.450	0.000	0.450	0.000%	$1,350	$3,000	$0	0.450	
TREASURE	COUNTY 33	1	0.450	0.450	0.000	0.450	0.000%	$1,350	$3,000	$0	0.450	
COMBINATION		4	1.945	0.910	0.478	1.238	38.680%	$11,120	$9,375	$2,428	1.186	
FALLON	COUNTY 39	4	1.945	0.910	0.478	1.238	38.680%	$11,120	$9,375	$2,428	1.186	
COMBINATION		2	1.860	0.609	0.884	1.235	71.627%	$35,706	$36,000	$19,799	0.991	
CARTER	COUNTY 42	2	1.860	0.609	0.884	1.235	71.627%	$35,706	$36,000	$19,799	0.991	
HARLOWTON		7	1.683	0.142	0.572	0.793	72.136%	$3,646	$4,250	$5,436	0.857	
COMBINATION		1	0.600	0.600	0.000	0.600	0.000%	$30	$50	$0	0.600	
WHEATLAND	COUNTY 44	8	1.683	0.142	0.534	0.769	69.456%	$3,194	$3,725	$5,247	0.857	
COMBINATION		2	1.352	0.917	0.307	1.135	27.094%	$15,747	$15,500	$12,021	1.015	
PRAIRIE	COUNTY 45	2	1.352	0.917	0.307	1.135	27.094%	$15,747	$15,500	$12,021	1.015	
COMBINATION		1	0.437	0.437	0.000	0.437	0.000%	$8,960	$20,500	$0	0.437	
GRANITE	COUNTY 46	1	0.437	0.437	0.000	0.437	0.000%	$8,960	$20,500	$0	0.437	

SALES RATIO STUDY

MUNICIPALITY	NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LAND TO BLDG RATIO	LOCAL INDEX
COMBINATION	2	2.371	0.689	1.189	1.530	77.718%	$17,248	$20,750	$24,395	0.831		
MEAGHER COUNTY 47	2	2.371	0.689	1.189	1.530	77.718%	$17,248	$20,750	$24,395	0.831		
FINAL STATISTICS	72	2.371	0.142	0.528	0.717	73.675%	$7,032	$10,275	$11,043	0.684		

EDIT CRITERIA FOR INCLUSION IN SALE RATIO STUDY AND PARAMETERS USED FOR CALCULATION

EDIT CRITERIA USED FOR INCLUSION IN THIS ASSESSMENT–SALE RATIO STUDY

1) PROPERTY TYPE(S) REQUESTED: RESIDENTIAL
2) STRUCTURE TYPE(S) REQUESTED: ALL
3) MINIMUM SALE DATE ACCEPTED: 01/01/75
4) MAXIMUM SALE DATE ACCEPTED: 12/31/80
5) MINIMUM SALE RATIO ACCEPTED: 0.1
6) MAXIMUM SALE RATIO ACCEPTED: 3.0
7) NO CONDITION OF SALE
8) NO CONTINUED REVIEW NEEDED ON SALE

SALES RATIO STUDY

MUNICIPALITY	NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LOCAL RATIO INDEX
BUTTE	1,411	2.700	0.100	0.299	0.583	51.417%	$13,489	$27,070	$20,552	0.498	
NONE	218	2.184	0.109	0.246	0.495	49.688%	$14,647	$31,553	$29,634	0.464	
COMBINATION	18	1.070	0.298	0.253	0.605	41.860%	$7,699	$14,955	$15,506	0.514	
SILVER BOW COUNTY 01	1,647	2.700	0.100	0.294	0.571	51.460%	$13,579	$27,531	$22,003	0.493	
BLACK EAGLE	17	1.713	0.238	0.419	0.527	79.478%	$10,154	$26,236	$12,133	0.387	
BELT	12	1.021	0.177	0.223	0.395	56.636%	$4,779	$14,571	$10,745	0.327	
CASCADE	17	0.728	0.124	0.166	0.370	44.939%	$10,998	$29,618	$17,140	0.371	
GREAT FALLS	2,434	1.962	0.111	0.144	0.474	30.519%	$20,634	$43,896	$23,573	0.470	
NEIHART	6	0.455	0.110	0.123	0.312	39.553%	$5,600	$17,917	$12,539	0.312	
VAUGHN	7	0.431	0.165	0.104	0.346	30.019%	$11,385	$30,379	$12,739	0.374	
NONE	149	1.996	0.117	0.227	0.457	49.689%	$14,334	$32,133	$24,640	0.446	
COMBINATION	13	0.894	0.141	0.198	0.387	51.311%	$7,732	$21,380	$18,170	0.361	
CASCADE COUNTY 02	2,655	1.996	0.110	0.155	0.471	32.869%	$19,959	$42,694	$23,804	0.467	
BILLINGS	1,717	2.702	0.109	0.173	0.491	35.213%	$23,602	$49,120	$20,210	0.480	
LAUREL	90	0.900	0.124	0.144	0.421	34.194%	$15,320	$34,990	$13,222	0.437	
NONE	479	2.266	0.100	0.215	0.522	41.277%	$22,864	$44,587	$31,589	0.512	
COMBINATION	7	0.840	0.342	0.176	0.479	36.797%	$15,157	$34,613	$13,108	0.437	
YELLOWSTONE COUNTY 03	2,293	2.702	0.100	0.182	0.495	36.902%	$23,097	$47,574	$23,056	0.485	
FRENCHTOWN	5	0.650	0.192	0.191	0.434	44.159%	$7,757	$18,300	$8,976	0.423	
LOLO	20	0.750	0.439	0.118	0.564	20.969%	$19,627	$37,945	$20,182	0.517	
MISSOULA	992	2.480	0.153	0.169	0.497	34.123%	$25,134	$51,148	$19,081	0.491	
SEELY LAKE	5	0.800	0.434	0.142	0.606	23.459%	$7,308	$14,800	$16,404	0.493	
NONE	937	2.272	0.100	0.201	0.569	35.361%	$24,930	$47,084	$27,528	0.529	
COMBINATION	4	1.800	0.264	0.688	0.786	87.581%	$21,439	$43,000	$31,956	0.498	
MISSOULA COUNTY 04	1,963	2.480	0.100	0.190	0.533	35.743%	$24,884	$48,881	$23,714	0.509	
AUGUSTA	21	0.818	0.349	0.164	0.634	25.911%	$4,793	$9,668	$12,990	0.495	
EAST HELENA	123	1.175	0.141	0.159	0.456	34.971%	$13,723	$27,931	$14,875	0.491	
NO-NAME	102	2.607	0.144	0.308	0.480	64.087%	$18,835	$42,414	$22,611	0.444	
HELENA	1,287	2.935	0.100	0.167	0.432	38.679%	$16,447	$37,688	$30,415	0.436	
LINCOLN	24	0.980	0.175	0.211	0.380	55.678%	$6,172	$14,402	$12,932	0.428	
UNIONVILLE	13	0.802	0.187	0.178	0.452	39.547%	$11,702	$28,810	$21,935	0.406	
NONE	951	2.861	0.100	0.225	0.414	54.516%	$11,882	$27,594	$23,032	0.430	
COMBINATION	6	1.560	0.142	0.537	0.491	109.418%	$4,103	$13,442	$14,663	0.305	
LEWIS AND CLARK COUNTY 05	2,527	2.935	0.100	0.201	0.430	46.727%	$14,445	$33,048	$27,258	0.437	
BELGRADE	209	1.370	0.107	0.134	0.397	33.901%	$13,385	$30,703	$17,811	0.435	
BIG SKY	54	0.827	0.259	0.116	0.579	20.120%	$19,517	$32,108	$19,149	0.607	
BOZEMAN	646	1.325	0.114	0.131	0.399	32.940%	$19,563	$48,665	$20,266	0.401	
MANHATTAN	15	0.470	0.227	0.074	0.317	23.534%	$9,825	$30,750	$9,728	0.319	
THREE FORKS	46	0.756	0.235	0.120	0.459	26.289%	$10,777	$24,363	$14,330	0.442	

SALES RATIO STUDY

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LOCAL INDEX
NO-NAME		7	0.440	0.267	0.058	0.333	17.407%	$15,328	$46,963	$15,781	0.326	
WILLOW CREEK		6	0.466	0.231	0.098	0.384	25.523%	$10,314	$25,888	$7,288	0.398	
WEST YELLOWSTONE		5	0.451	0.295	0.058	0.382	15.193%	$16,797	$44,087	$10,184	0.381	
NONE		616	2.417	0.100	0.176	0.362	48.723%	$13,525	$34,343	$26,263	0.393	
COMBINATION		7	1.003	0.180	0.329	0.443	74.222%	$5,250	$16,779	$14,688	0.312	
GALLATIN	COUNTY 06	1,611	2.417	0.100	0.155	0.392	39.783%	$15,986	$39,198	$23,578	0.407	
BIG FORK		9	1.125	0.106	0.322	0.652	49.478%	$10,950	$24,047	$26,072	0.455	
COLUMBIA FALLS		88	1.291	0.110	0.200	0.436	45.843%	$15,312	$36,106	$18,917	0.424	
NO-NAME		11	0.787	0.217	0.157	0.443	35.392%	$12,571	$27,481	$12,324	0.457	
HUNGRY HORSE		6	0.366	0.237	0.051	0.299	17.293%	$4,930	$15,417	$12,427	0.319	
NO-NAME		5	0.504	0.332	0.069	0.411	16.886%	$21,602	$51,480	$15,344	0.419	
KALISPELL		375	1.319	0.100	0.150	0.408	36.905%	$15,953	$39,169	$18,329	0.407	
MARTIN CITY		9	1.228	0.200	0.321	0.472	68.035%	$891	$2,167	$1,022	0.411	
SOMERS		7	0.429	0.320	0.036	0.376	9.580%	$7,810	$20,920	$9,129	0.373	
WHITEFISH		116	1.333	0.106	0.163	0.337	48.465%	$13,534	$39,093	$27,636	0.346	
NO-NAME		24	0.873	0.137	0.139	0.389	35.734%	$10,609	$26,985	$11,219	0.393	
NONE		1,188	2.910	0.101	0.235	0.452	52.004%	$13,807	$33,853	$28,979	0.407	
COMBINATION		28	1.127	0.210	0.188	0.438	42.937%	$12,461	$31,134	$25,728	0.400	
FLATHEAD	COUNTY 07	1,866	2.910	0.100	0.215	0.435	49.532%	$14,117	$34,926	$26,401	0.404	
DENTON		9	0.671	0.419	0.090	0.554	16.378%	$4,539	$8,678	$4,979	0.523	
GRASS RANGE		5	0.886	0.294	0.216	0.588	36.777%	$3,354	$7,540	$8,771	0.444	
LEWISTOWN		241	1.130	0.100	0.149	0.382	39.028%	$11,659	$30,774	$18,146	0.378	
MOORE		12	0.431	0.100	0.106	0.266	40.071%	$2,953	$8,950	$7,515	0.329	
WINIFRED		11	1.150	0.150	0.354	0.457	77.601%	$908	$2,241	$2,755	0.405	
NONE		15	0.831	0.101	0.182	0.346	52.625%	$10,349	$30,216	$26,143	0.342	
COMBINATION		4	1.025	0.100	0.455	0.473	96.097%	$221	$575	$287	0.384	
FERGUS	COUNTY 08	297	1.150	0.100	0.172	0.389	44.384%	$10,334	$27,340	$19,427	0.377	
BROADUS		38	0.896	0.100	0.187	0.359	52.194%	$9,617	$24,062	$19,805	0.399	
NO-NAME		6	0.456	0.150	0.108	0.361	29.954%	$14,098	$35,767	$15,542	0.394	
COMBINATION		3	0.582	0.105	0.248	0.304	81.468%	$7,612	$16,000	$17,965	0.475	
POWDER RIVER	COUNTY 09	47	0.896	0.100	0.180	0.356	50.582%	$10,061	$25,042	$19,414	0.401	
BELFRY		5	0.775	0.300	0.191	0.514	37.201%	$6,054	$11,200	$7,530	0.540	
BRIDGER		41	0.844	0.101	0.158	0.410	38.750%	$11,055	$26,209	$17,046	0.421	
EDGAR		8	2.900	0.131	0.893	0.716	124.619%	$5,516	$13,650	$10,385	0.404	
FROMBERG		17	0.824	0.138	0.161	0.377	42.890%	$10,134	$26,078	$16,271	0.388	
JOLIET		41	1.280	0.232	0.174	0.501	34.766%	$13,510	$28,132	$17,449	0.480	
RED LODGE		159	0.885	0.102	0.139	0.396	35.078%	$10,650	$27,489	$14,423	0.387	
ROBERTS		7	1.124	0.301	0.278	0.515	54.039%	$9,203	$19,186	$11,424	0.479	
NONE		217	1.147	0.110	0.170	0.404	42.142%	$9,084	$23,715	$21,688	0.383	
COMBINATION		7	0.848	0.131	0.238	0.467	50.903%	$4,877	$10,386	$5,774	0.469	

SALES RATIO STUDY

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LAND TO BLDG RATIO	LOCAL INDEX
CARBON	COUNTY 10	502	2.900	0.101	0.198	0.417	47.552%	$9,994	$25,021	$18,421	0.399		
DODSON		9	2.413	0.547	0.640	1.184	54.092%	$4,461	$5,050	$5,266	0.883		
MALTA		119	1.415	0.103	0.199	0.521	38.343%	$14,385	$28,642	$18,457	0.502		
SACO		15	1.372	0.122	0.387	0.806	48.105%	$3,835	$5,380	$7,054	0.712		
NONE		16	1.101	0.105	0.260	0.441	59.087%	$7,811	$19,936	$23,289	0.391		
COMBINATION		3	1.278	0.267	0.513	0.826	62.129%	$3,840	$5,417	$4,758	0.708		
PHILLIPS	COUNTY 11	162	2.413	0.103	0.321	0.582	55.165%	$12,013	$23,887	$19,560	0.502		
BOX ELDER		6	1.150	0.110	0.397	0.350	113.352%	$5,055	$21,833	$34,117	0.231		
NO-NAME		5	1.974	0.256	0.709	0.800	88.571%	$8,920	$21,800	$17,502	0.409		
HINGHAM		6	0.615	0.287	0.107	0.413	26.115%	$9,058	$23,388	$32,262	0.387		
HAVRE		526	1.379	0.112	0.125	0.401	31.209%	$16,003	$40,093	$20,190	0.399		
KREMLIN		5	0.367	0.227	0.055	0.296	18.600%	$5,569	$18,065	$21,222	0.308		
RUDYARD		7	3.000	0.592	1.111	1.571	70.743%	$5,286	$7,429	$11,598	0.711		
NONE		64	1.158	0.101	0.222	0.404	54.927%	$13,823	$33,061	$31,170	0.418		
COMBINATION		2	0.752	0.206	0.385	0.479	80.474%	$4,848	$10,250	$354	0.472		
HILL	COUNTY 12	621	3.000	0.101	0.227	0.417	54.546%	$15,308	$38,242	$22,293	0.400		
CORVALLIS		14	0.530	0.103	0.131	0.324	40.408%	$10,069	$29,579	$12,828	0.340		
DARBY		19	0.690	0.100	0.157	0.328	47.792%	$4,576	$13,103	$9,098	0.349		
FLORENCE		10	0.671	0.168	0.143	0.402	35.543%	$13,664	$33,050	$13,771	0.413		
HAMILTON		152	1.773	0.132	0.182	0.367	49.799%	$12,074	$35,811	$19,197	0.337		
STEVENSVILLE		33	0.509	0.134	0.110	0.320	34.520%	$13,176	$39,454	$12,201	0.333		
VICTOR		12	0.520	0.188	0.104	0.315	33.108%	$8,433	$25,808	$12,603	0.326		
NONE		497	2.992	0.100	0.376	0.427	88.072%	$12,593	$33,679	$28,635	0.373		
RAVALLI	COUNTY 13	737	2.992	0.100	0.324	0.403	80.513%	$12,204	$33,632	$25,671	0.362		
MILES CITY		480	2.729	0.122	0.210	0.517	40.574%	$15,540	$31,670	$17,241	0.490		
NONE		79	1.458	0.160	0.212	0.524	40.568%	$13,900	$28,916	$23,209	0.480		
COMBINATION		3	0.426	0.389	0.019	0.405	4.759%	$17,330	$42,733	$4,357	0.405		
CUSTER	COUNTY 14	562	2.729	0.122	0.209	0.518	40.508%	$15,319	$31,342	$18,176	0.488		
ARLEE		5	0.742	0.102	0.257	0.424	60.707%	$5,913	$16,940	$14,438	0.349		
CHARLO		8	0.769	0.211	0.181	0.356	50.957%	$5,488	$13,300	$12,644	0.412		
DAYTON		6	0.333	0.141	0.072	0.208	34.641%	$3,374	$16,300	$14,912	0.206		
PABLO		15	0.643	0.128	0.146	0.461	31.732%	$9,838	$20,790	$11,059	0.473		
POLSON		215	1.213	0.113	0.157	0.407	38.597%	$10,950	$26,342	$15,420	0.415		
RONAN		93	0.934	0.162	0.128	0.432	29.719%	$11,636	$26,150	$14,489	0.444		
SAINT IGNATIUS		33	0.918	0.132	0.162	0.483	33.611%	$9,923	$20,786	$14,213	0.477		
NONE		762	1.259	0.113	0.162	0.467	34.808%	$17,376	$40,960	$36,338	0.424		
COMBINATION		3	0.337	0.100	0.125	0.196	63.833%	$4,415	$23,000	$24,269	0.191		
LAKE	COUNTY 15	1,140	1.259	0.100	0.162	0.450	35.988%	$15,139	$35,669	$31,845	0.424		

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GLENDIVE		259	1.037	0.100	0.113	0.492	23.059%	$19,432	$38,859	$50,822	0.500	
RICHEY		14	1.425	0.100	0.381	0.644	59.265%	$8,365	$14,829	$13,918	0.564	
NONE		147	0.999	0.100	0.130	0.458	28.449%	$15,575	$33,009	$18,495	0.471	
COMBINATION		5	1.318	0.485	0.352	0.910	38.706%	$10,450	$13,200	$12,795	0.791	
DAWSON	COUNTY 16	425	1.425	0.100	0.150	0.490	30.620%	$17,628	$35,742	$41,544	0.493	
BAINVILLE		9	0.947	0.125	0.269	0.487	55.242%	$2,140	$3,644	$4,215	0.587	
CULBERTSON		51	1.654	0.129	0.272	0.546	49.777%	$9,534	$17,968	$18,030	0.530	
FROID		14	1.040	0.150	0.260	0.552	47.097%	$3,771	$6,479	$6,132	0.582	
POPLAR		35	1.250	0.150	0.252	0.546	46.186%	$8,286	$17,154	$13,012	0.483	
WOLF POINT		112	1.139	0.105	0.168	0.479	35.051%	$12,034	$26,747	$19,165	0.449	
NONE		7	0.998	0.518	0.159	0.659	24.243%	$15,067	$24,157	$22,981	0.623	
COMBINATION		1	0.540	0.540	0.000	0.540	0.000%	$6,488	$12,000	$0	0.540	
ROOSEVELT	COUNTY 17	229	1.654	0.105	0.219	0.515	42.668%	$10,079	$21,035	$18,386	0.479	
DILLON		269	1.589	0.129	0.192	0.459	41.961%	$13,436	$29,508	$16,717	0.455	
LIMA		22	1.177	0.133	0.248	0.556	44.593%	$5,111	$9,911	$4,868	0.515	
WISDOM		19	0.650	0.113	0.151	0.355	42.557%	$2,131	$6,885	$6,375	0.309	
NONE		152	1.809	0.103	0.197	0.375	52.649%	$11,996	$30,249	$25,967	0.396	
COMBINATION		5	0.916	0.249	0.277	0.431	64.296%	$6,034	$17,600	$14,960	0.342	
BEAVERHEAD	COUNTY 18	467	1.809	0.103	0.202	0.432	46.742%	$12,036	$27,778	$20,529	0.433	
BIG SANDY		41	2.500	0.100	0.373	0.585	63.799%	$6,074	$12,230	$11,219	0.496	
FORT BENTON		66	0.947	0.100	0.162	0.466	34.842%	$9,173	$19,584	$15,463	0.468	
GERALDINE		8	0.849	0.262	0.193	0.578	33.354%	$6,644	$12,450	$10,103	0.533	
HIGHWOOD		7	0.990	0.136	0.373	0.453	82.271%	$3,604	$11,974	$12,633	0.300	
COMBINATION		8	1.058	0.120	0.346	0.525	65.904%	$5,638	$16,238	$19,648	0.347	
CHOUTEAU	COUNTY 19	130	2.500	0.100	0.273	0.514	53.221%	$7,523	$16,210	$14,357	0.464	
FRAZER		7	2.061	0.252	0.700	0.954	73.409%	$6,796	$8,871	$5,711	0.766	
GLASGOW		239	2.946	0.100	0.359	0.574	62.614%	$14,853	$29,753	$19,376	0.499	
HINSDALE		19	1.751	0.120	0.380	0.704	54.021%	$7,874	$12,320	$11,412	0.639	
NASHUA		32	2.493	0.126	0.569	0.762	74.664%	$4,956	$8,356	$8,563	0.593	
OPHEIM		10	2.584	0.335	0.674	1.163	58.011%	$7,876	$7,910	$5,463	0.995	
NONE		27	1.000	0.114	0.214	0.414	51.788%	$12,344	$27,651	$24,507	0.446	
COMBINATION		6	2.500	0.170	0.854	0.928	91.992%	$874	$1,337	$2,198	0.653	
VALLEY	COUNTY 20	340	2.946	0.100	0.427	0.618	69.229%	$12,715	$25,024	$20,007	0.508	
KEVIN		19	1.656	0.499	0.331	0.908	36.499%	$4,718	$6,584	$7,996	0.716	
SHELBY		105	1.292	0.116	0.259	0.513	50.477%	$9,879	$20,991	$17,184	0.470	
SUNBURST		23	2.990	0.220	0.593	0.682	86.926%	$7,157	$13,744	$10,027	0.520	
SWEETGRASS		6	0.491	0.140	0.133	0.388	34.479%	$1,267	$3,187	$4,131	0.397	
COMBINATION		11	1.564	0.184	0.487	0.689	70.623%	$4,076	$6,734	$15,491	0.605	

SALES RATIO STUDY

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF MEANS WEIGHTED	LAND TO BLDG RATIO	LOCAL INDEX
TOOLE	COUNTY 21	164	2.990	0.116	0.369	0.590	62.604%	$8,195	$16,698	$16,209	0.490		
HARDIN		200	1.198	0.100	0.183	0.480	38.263%	$13,788	$27,592	$15,540	0.499		
NONE		17	1.110	0.110	0.277	0.395	70.212%	$4,490	$11,806	$16,115	0.380		
COMBINATION		8	0.829	0.126	0.221	0.483	45.763%	$3,360	$5,251	$5,304	0.639		
BIG HORN	COUNTY 22	225	1.198	0.100	0.193	0.474	40.879%	$12,714	$25,605	$16,332	0.496		
MELSTONE		14	2.620	0.232	0.730	0.970	75.267%	$2,261	$3,634	$3,609	0.622		
MUSSELSHELL		10	1.082	0.150	0.319	0.624	51.125%	$8,863	$13,930	$13,460	0.636		
ROUNDUP		271	2.800	0.100	0.401	0.573	69.981%	$6,495	$14,292	$13,715	0.454		
NONE		280	2.708	0.110	0.327	0.391	83.772%	$3,665	$10,726	$12,891	0.341		
COMBINATION		1	0.194	0.194	0.000	0.194	0.000%	$2,143	$11,000	$0	0.194		
MUSSELSHELL	COUNTY 23	576	2.800	0.100	0.394	0.494	79.701%	$5,050	$12,288	$13,305	0.410		
CHINOOK		48	1.084	0.134	0.170	0.344	49.585%	$8,843	$26,026	$16,444	0.339		
HARLEM		25	1.691	0.163	0.387	0.634	61.023%	$7,030	$14,574	$14,782	0.482		
NONE		10	1.003	0.178	0.249	0.345	72.189%	$7,845	$27,502	$21,227	0.285		
COMBINATION		6	1.533	0.214	0.606	1.039	58.332%	$394	$582	$518	0.676		
BLAINE	COUNTY 24	89	1.691	0.134	0.352	0.473	74.387%	$7,652	$21,260	$17,572	0.359		
NONE		46	1.458	0.148	0.211	0.777	27.178%	$24,442	$35,534	$29,708	0.687		
COMBINATION		11	2.046	0.200	0.550	0.613	89.742%	$7,879	$12,466	$16,084	0.632		
MADISON	COUNTY 25	57	2.046	0.148	0.306	0.745	41.157%	$21,246	$31,082	$28,978	0.683		
BRADY		9	1.875	0.240	0.582	0.808	72.087%	$3,808	$7,786	$9,681	0.489		
CONRAD		160	1.866	0.248	0.231	0.548	42.292%	$12,909	$25,530	$20,482	0.505		
DUPUYER		6	0.785	0.126	0.251	0.429	58.562%	$3,812	$7,133	$6,182	0.534		
VALIER		49	1.333	0.127	0.298	0.544	54.875%	$4,793	$9,121	$8,909	0.525		
NONE		5	2.308	0.278	0.858	0.790	108.670%	$11,397	$19,095	$15,906	0.596		
PONDERA	COUNTY 26	229	2.308	0.126	0.294	0.560	52.600%	$10,543	$20,699	$19,352	0.509		
FAIRVIEW		36	1.627	0.100	0.240	0.344	69.849%	$8,414	$23,697	$15,253	0.355		
LAMBERT		7	1.666	0.200	0.541	0.631	85.729%	$1,626	$2,929	$4,112	0.555		
SAVAGE		13	2.500	0.125	0.699	0.551	126.849%	$2,040	$7,492	$10,496	0.272		
SIDNEY		264	2.053	0.136	0.240	0.408	58.884%	$14,417	$38,618	$21,471	0.373		
NONE		47	0.445	0.105	0.104	0.263	39.520%	$11,682	$38,811	$33,115	0.301		
COMBINATION		5	0.352	0.136	0.083	0.265	31.397%	$8,249	$26,400	$33,595	0.312		
RICHLAND	COUNTY 27	372	2.500	0.100	0.270	0.391	69.119%	$12,734	$35,275	$23,898	0.360		
DEER LODGE		65	1.355	0.220	0.239	0.667	35.940%	$14,335	$24,193	$14,912	0.592		
NONE		24	1.500	0.125	0.340	0.627	54.208%	$14,951	$27,141	$25,128	0.550		
COMBINATION		6	1.281	0.486	0.288	0.833	34.647%	$4,726	$7,992	$10,753	0.591		

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POWELL	COUNTY 28	95	1.500	0.125	0.272	0.668	40.757%	$13,884	$23,915	$18,191	0.580	
ASHLAND		8	2.104	0.209	0.650	0.791	82.161%	$6.340	$13,000	$20,719	0.487	
COLSTRIP		171	1.608	0.134	0.182	0.526	34.708%	$16,600	$30,527	$14,010	0.543	
FORSYTH		199	2.655	0.137	0.271	0.432	62.828%	$10,781	$27,210	$19,349	0.396	
LAME DEER		6	0.710	0.173	0.195	0.341	57.261%	$3,762	$13,792	$18,704	0.272	
ROSEBUD		7	1.050	0.255	0.279	0.449	62.162%	$3.433	$10,586	$10,694	0.324	
NONE		10	1.812	0.116	0.476	0.586	81.181%	$12,137	$26,310	$22,610	0.461	
COMBINATION		5	2.000	0.286	0.713	0.755	94.439%	$3,430	$11,060	$13,928	0.310	
ROSEBUD	COUNTY 29	406	2.655	0.116	0.273	0.485	56.191%	$12,857	$27,621	$17,643	0.465	
ANACONDA		251	2.487	0.200	0.314	0.576	54.591%	$11,052	$22,921	$15,268	0.482	
OPPORTUNITY		7	0.641	0.170	0.167	0.478	34.976%	$9,817	$18,914	$11,060	0.519	
NONE		49	2.612	0.107	0.517	0.614	84.227%	$8,479	$18,264	$16,696	0.464	
COMBINATION		2	0.543	0.420	0.087	0.481	18.111%	$6,780	$12,817	$13,882	0.528	
DEER LODGE	COUNTY 30	309	2.612	0.107	0.351	0.579	60.538%	$10,589	$22,026	$15,471	0.480	
CHOTEAU		118	1.760	0.110	0.264	0.430	61.489%	$8,975	$22,555	$18,738	0.397	
DUTTON		22	0.941	0.224	0.200	0.566	35.341%	$7.055	$15,436	$13,630	0.457	
FAIRFIELD		32	1.174	0.169	0.178	0.392	45.533%	$8,595	$24,242	$13,825	0.354	
NONE		21	2.000	0.152	0.383	0.393	97.646%	$10,861	$33,229	$24,548	0.326	
COMBINATION		8	2.000	0.116	0.675	0.553	121.957%	$653	$2,049	$3,354	0.318	
TETON	COUNTY 31	201	2.000	0.110	0.289	0.440	65.734%	$8,570	$22,343	$18,708	0.383	
ABSAROKEE		9	0.562	0.176	0.142	0.352	40.519%	$10,149	$29,236	$15,537	0.347	
COLUMBUS		48	1.151	0.104	0.158	0.431	36.828%	$13,107	$30,053	$18,409	0.436	
PARK CITY		25	0.554	0.101	0.142	0.325	43.834%	$13,692	$36,167	$18,210	0.378	
NONE		113	1.125	0.104	0.173	0.418	41.492%	$7,533	$19,588	$18,369	0.384	
COMBINATION		4	0.323	0.129	0.086	0.255	33.885%	$3,155	$11,000	$6,916	0.286	
STILLWATER	COUNTY 32	199	1.151	0.101	0.167	0.403	41.537%	$9,682	$24,459	$19,108	0.395	
HYSHAM		39	1.260	0.158	0.264	0.501	52.708%	$5,393	$10,971	$10,206	0.491	
COMBINATION		1	0.760	0.760	0.000	0.760	0.000%	$190	$250	$0	0.760	
TREASURE	COUNTY 33	40	1.260	0.158	0.264	0.508	51.987%	$5,263	$10,703	$10,216	0.491	
ANTELOPE		7	1.926	0.282	0.625	0.725	86.194%	$2,316	$5,932	$7,407	0.390	
MEDICINE LAKE		23	2.879	0.111	0.692	0.768	90.199%	$4,844	$10,239	$11,343	0.473	
PLENTYWOOD		125	2.860	0.125	0.308	0.473	65.250%	$12,603	$28,946	$22,295	0.435	
WESTBY		13	1.534	0.104	0.408	0.741	55.060%	$3,815	$6,206	$10,224	0.614	
COMBINATION		15	3.000	0.136	0.903	1.064	84.878%	$4,615	$10,892	$15,818	0.423	
SHERIDAN	COUNTY 34	183	3.000	0.104	0.493	0.587	84.087%	$9,955	$22,619	$21,687	0.440	
HOT SPRINGS		22	0.830	0.114	0.226	0.481	47.018%	$5,731	$12,543	$13,030	0.456	

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PARADISE		5	0.956	0.325	0.253	0.619	40.935%	$6,913	$12,338	$5,062	0.560	
PLAINS		16	0.939	0.253	0.173	0.562	30.839%	$10,076	$18,455	$11,795	0.545	
THOMPSON FALLS		43	1.041	0.107	0.197	0.578	34.071%	$10,987	$21,012	$16,811	0.522	
NONE		122	2.935	0.111	0.326	0.542	60.261%	$8,037	$17,673	$15,955	0.454	
COMBINATION		7	0.991	0.311	0.242	0.536	45.267%	$5,251	$11,371	$13,596	0.461	
SANDERS	COUNTY 35	215	2.935	0.107	0.280	0.546	51.374%	$8,426	$17,545	$15,440	0.480	
STANFORD		8	0.747	0.306	0.162	0.556	29.302%	$3,628	$7,413	$6,719	0.489	
NONE		10	2.429	0.192	0.673	0.764	88.059%	$3,968	$5,523	$7,193	0.718	
JUDITH BASIN	COUNTY 36	18	2.429	0.192	0.512	0.671	76.220%	$3,817	$6,363	$6,849	0.599	
FLAXVILLE		5	2.065	0.250	0.691	0.917	75.416%	$2,892	$3,997	$3,933	0.723	
SCOBY		24	1.240	0.129	0.279	0.542	51.563%	$10,075	$22,708	$23,675	0.443	
NO-NAME		23	1.285	0.200	0.232	0.463	50.194%	$7,671	$17,504	$16,655	0.438	
WHITETAIL		5	2.000	0.500	0.619	0.962	64.295%	$1,287	$1,300	$2,488	0.990	
COMBINATION		3	0.498	0.100	0.219	0.352	62.287%	$2,673	$5,884	$9,627	0.454	
DANIELS	COUNTY 37	60	2.065	0.100	0.375	0.569	66.036%	$7,453	$16,529	$19,523	0.450	
BROWNING		27	0.733	0.126	0.157	0.366	42.955%	$5,618	$16,072	$18,959	0.349	
CUT BANK		161	1.275	0.134	0.127	0.425	29.877%	$15,206	$35,966	$21,528	0.422	
EAST GLACIER PARK		15	0.537	0.106	0.111	0.240	46.481%	$4,990	$19,267	$17,315	0.258	
NONE		55	0.719	0.105	0.162	0.289	55.997%	$4,107	$12,858	$13,146	0.319	
COMBINATION		4	1.496	0.135	0.598	0.845	70.784%	$7,704	$10,575	$12,027	0.728	
GLACIER	COUNTY 38	262	1.496	0.105	0.173	0.386	44.799%	$11,189	$27,721	$22,013	0.403	
BAKER		285	2.960	0.100	0.439	0.612	71.843%	$11,123	$22,310	$17,242	0.498	
PLEVNA		7	1.900	0.693	0.473	1.158	40.896%	$6,326	$5,714	$3,460	1.107	
NONE		8	1.646	0.294	0.494	0.649	76.163%	$22,878	$46,138	$50,633	0.495	
COMBINATION		1	0.910	0.910	0.000	0.910	0.000%	$9,100	$10,000	$0	0.910	
FALLON	COUNTY 39	301	2.960	0.100	0.447	0.626	71.411%	$11,317	$22,516	$19,067	0.502	
BIG TIMBER		55	2.646	0.141	0.392	0.596	65.802%	$14,051	$28,245	$17,995	0.497	
COMBINATION		3	0.550	0.200	0.198	0.428	46.234%	$3,215	$7,500	$0	0.428	
SWEET GRASS	COUNTY 40	58	2.646	0.141	0.385	0.587	65.612%	$13,491	$27,172	$18,118	0.496	
CIRCLE		25	1.466	0.281	0.233	0.502	46.396%	$12,181	$25,048	$16,266	0.486	
COMBINATION		3	0.400	0.333	0.038	0.377	10.177%	$77	$200	$50	0.385	
MCCONE	COUNTY 41	28	1.466	0.281	0.223	0.489	45.701%	$10,884	$22,386	$17,217	0.486	
EKALAKA		59	2.728	0.112	0.634	0.768	82.519%	$6,301	$10,176	$8,848	0.619	
COMBINATION		4	1.465	0.166	0.570	0.634	90.005%	$1,170	$2,275	$1,226	0.514	

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CARTER	COUNTY 42	63	2.728	0.112	0.626	0.759	82.495%	$5,975	$9,674	$8,780	0.617	
TOWSEND		54	2.563	0.249	0.313	0.557	56.339%	$13,362	$25,680	$12,268	0.520	
NONE		10	0.475	0.199	0.106	0.315	33.713%	$9,351	$27,525	$14,296	0.339	
COMBINATION		3	1.680	0.308	0.700	0.913	76.658%	$8,305	$6,550	$5,162	1.267	
BROADWATER	COUNTY 43	67	2.563	0.199	0.331	0.537	61.696%	$12,537	$25,099	$12,897	0.499	
HARLOWTON		119	2.225	0.125	0.364	0.607	60.079%	$6,501	$11,945	$11,589	0.544	
JUDITH GAP		21	2.625	0.100	0.643	0.739	86.971%	$1,644	$3,326	$4,883	0.494	
SHAWMUT		7	0.975	0.277	0.261	0.574	45.541%	$1,482	$2,725	$3,426	0.543	
TWODOT		7	0.876	0.236	0.268	0.536	49.997%	$3,657	$6,614	$3,053	0.552	
COMBINATION		1	0.412	0.412	0.000	0.412	0.000%	$6,185	$15,000	$0	0.412	
WHEATLAND	COUNTY 44	155	2.625	0.100	0.405	0.619	65.390%	$5,486	$10,140	$10,903	0.541	
FALLON		18	1.433	0.153	0.300	0.566	53.079%	$3,710	$7,782	$10,770	0.476	
TERRY		91	2.235	0.100	0.372	0.613	60.603%	$5,875	$10,416	$11,797	0.564	
PRAIRIE	COUNTY 45	109	2.235	0.100	0.360	0.606	59.462%	$5,518	$9,981	$11,628	0.552	
DRUMMOND		13	1.200	0.239	0.293	0.542	54.026%	$9,236	$22,346	$14,025	0.413	
PHILIPSBURG		76	2.208	0.128	0.340	0.636	53.462%	$5,322	$10,155	$9,906	0.524	
NONE		94	1.283	0.112	0.218	0.398	54.927%	$3,527	$10,305	$9,935	0.342	
COMBINATION		6	0.507	0.106	0.158	0.292	54.136%	$4,028	$12,500	$11,550	0.322	
GRANITE	COUNTY 46	189	2.208	0.106	0.300	0.500	60.025%	$4,657	$11,143	$10,656	0.417	
MARTINSDALE		22	2.149	0.147	0.435	0.500	86.959%	$2,522	$4,829	$6,670	0.522	
WHITE SULPHUR SPRINGS		109	2.771	0.106	0.412	0.560	73.722%	$9,065	$17,096	$13,626	0.530	
NONE		45	2.137	0.129	0.411	0.673	61.176%	$7,582	$12,037	$6,465	0.629	
COMBINATION		3	1.428	0.250	0.680	0.642	105.845%	$100	$180	$35	0.555	
MEAGHER	COUNTY 47	179	2.771	0.106	0.419	0.582	72.053%	$7,738	$14,033	$12,194	0.551	
CHESTER		27	1.122	0.112	0.233	0.522	44.803%	$7,846	$15,057	$13,651	0.521	
JOPLIN		12	2.912	0.183	0.737	0.786	93.747%	$4,013	$6,508	$7,563	0.616	
COMBINATION		12	0.912	0.413	0.162	0.575	28.332%	$14,748	$27,550	$19,303	0.535	
LIBERTY	COUNTY 48	51	2.912	0.112	0.406	0.596	68.192%	$8,568	$15,985	$15,671	0.536	
GARDINER		9	0.752	0.155	0.185	0.345	53.696%	$6,654	$21,378	$8,344	0.311	
LIVINGSTON		174	2.821	0.102	0.244	0.458	53.250%	$14,096	$31,900	$18,397	0.441	
NONE		133	1.077	0.120	0.197	0.497	39.608%	$11,391	$25,957	$22,549	0.438	
COMBINATION		5	0.838	0.296	0.230	0.440	52.244%	$5,284	$14,900	$12,592	0.354	
PARK	COUNTY 49	321	2.821	0.102	0.225	0.471	47.740%	$12,629	$28,878	$20,238	0.437	
BOULDER		34	1.093	0.160	0.187	0.573	32.708%	$11,764	$21,273	$10,523	0.553	

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LOCAL INDEX
WHITEHALL		25	1.354	0.235	0.256	0.507	50.465%	$12,405	$25,553	$16,120	0.485	
NONE		113	1.650	0.160	0.227	0.494	46.075%	$14,047	$29,964	$26,411	0.468	
COMBINATION		3	1.075	0.253	0.421	0.608	69.255%	$3,477	$8,333	$5,687	0.417	
JEFFERSON	COUNTY 51	175	1.650	0.160	0.228	0.513	44.518%	$13,188	$27,275	$22,902	0.483	
WIBAUX		24	0.672	0.201	0.125	0.491	25.458%	$7,221	$14,471	$11,712	0.499	
COMBINATION		4	0.523	0.172	0.145	0.365	39.839%	$15,275	$38,475	$17,140	0.397	
WIBAUX	COUNTY 52	28	0.672	0.172	0.133	0.473	28.123%	$8,372	$17,900	$14,922	0.467	
LAVINA		17	0.968	0.133	0.207	0.582	35.665%	$5,893	$10,653	$13,033	0.553	
RYEGATE		19	1.425	0.200	0.300	0.590	50.904%	$8,953	$16,089	$12,162	0.556	
COMBINATION		1	0.262	0.262	0.000	0.262	0.000%	$5,250	$20,000	$0	0.262	
GOLDEN VALLEY	COUNTY 53	37	1.425	0.133	0.259	0.577	44.861%	$7,447	$13,697	$12,568	0.543	
ALBERTON		23	1.099	0.133	0.224	0.460	48.717%	$8,520	$21,335	$14,630	0.399	
SAINT REGIS		5	0.548	0.261	0.105	0.419	25.036%	$10,087	$24,648	$22,309	0.409	
SUPERIOR		54	0.900	0.258	0.155	0.460	33.869%	$11,809	$26,742	$15,225	0.441	
NONE		134	1.821	0.127	0.254	0.502	50.730%	$5,229	$13,749	$16,696	0.380	
COMBINATION		3	0.805	0.183	0.359	0.598	60.082%	$1,180	$2,367	$980	0.498	
MINERAL	COUNTY 54	219	1.821	0.127	0.229	0.486	47.125%	$7,253	$17,843	$17,109	0.406	
WINNETT		8	2.000	0.415	0.508	1.085	46.864%	$3,315	$5,434	$8,856	0.610	
PETROLEUM	COUNTY 55	8	2.000	0.415	0.508	1.085	46.864%	$3,315	$5,434	$8,856	0.610	
EUREKA		40	1.655	0.213	0.321	0.637	50.459%	$8,661	$17,013	$11,085	0.509	
LIBBY		98	2.805	0.119	0.295	0.542	54.520%	$13,822	$28,263	$12,282	0.489	
TROY		33	0.998	0.263	0.172	0.466	36.986%	$9,454	$21,783	$14,518	0.434	
NONE		432	2.894	0.104	0.295	0.570	51.805%	$11,223	$22,593	$21,003	0.496	
LINCOLN	COUNTY 56	603	2.894	0.104	0.293	0.564	51.908%	$11,379	$23,100	$19,141	0.492	
FINAL STATISTICS		26,512	3.000	0.100	0.251	0.482	52.115%	$15,219	$33,474	$25,322	0.454	

EDIT CRITERIA USED FOR INCLUSION IN THIS ASSESSMENT–SALE RATIO STUDY

1) PROPERTY TYPE(S) REQUESTED: RESIDENTIAL
2) STRUCTURE TYPE(S) REQUESTED: ALL
3) MINIMUM SALE DATE ACCEPTED: 01/01/80
4) MAXIMUM SALE DATE ACCEPTED: 12/31/80
5) MINIMUM SALE RATIO ACCEPTED: 0.1
6) MAXIMUM SALE RATIO ACCEPTED: 3.0
7) NO CONDITION OF SALE
8) NO CONTINUED REVIEW NEEDED ON SALE

SALES RATIO STUDY

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LOCAL INDEX
BUTTE		53	1.346	0.240	0.211	0.492	42.856%	$13,368	$30,804	$22,431	0.433	
NONE		13	0.608	0.413	0.065	0.487	13.486%	$17,392	$35,804	$29,314	0.485	
COMBINATION		1	0.518	0.518	0.000	0.518	0.000%	$4,150	$8,000	$0	0.518	
SILVER BOW	COUNTY 01	67	1.346	0.240	0.189	0.491	38.523%	$14,011	$31,434	$23,770	0.445	
GREAT FALLS		271	0.938	0.158	0.110	0.456	24.138%	$21,613	$47,472	$17,961	0.455	
NONE		16	1.000	0.153	0.229	0.427	53.678%	$14,935	$36,359	$32,522	0.410	
COMBINATION		10	0.481	0.110	0.102	0.333	30.774%	$9,592	$25,630	$19,668	0.374	
CASCADE	COUNTY 02	297	1.000	0.110	0.120	0.450	26.786%	$20,849	$46,138	$19,510	0.451	
BILLINGS		186	2.180	0.129	0.215	0.486	44.175%	$25,239	$53,609	$23,673	0.470	
LAUREL		7	0.586	0.318	0.103	0.468	22.144%	$22,187	$47,186	$7,479	0.470	
NONE		7	0.638	0.411	0.077	0.531	14.568%	$32,089	$59,171	$11,820	0.542	
YELLOWSTONE	COUNTY 03	200	2.180	0.129	0.208	0.487	42.796%	$25,372	$53,579	$23,009	0.473	
MISSOULA		221	1.133	0.210	0.134	0.469	28.770%	$26,134	$55,634	$23,433	0.469	
NONE		330	1.092	0.100	0.161	0.541	29.880%	$26,364	$50,624	$28,925	0.520	
COMBINATION		1	0.514	0.514	0.000	0.514	0.000%	$28,570	$55,500	$0	0.514	
MISSOULA	COUNTY 04	552	1.133	0.100	0.155	0.512	30.337%	$26,276	$52,639	$26,922	0.499	
EAST HELENA		13	0.893	0.168	0.245	0.485	50.573%	$13,830	$27,346	$16,832	0.505	
HELENA		167	0.695	0.125	0.103	0.403	25.608%	$17,504	$41,849	$24,645	0.418	
NONE		169	0.609	0.100	0.123	0.380	32.511%	$14,364	$33,765	$23,077	0.425	
COMBINATION		4	0.499	0.195	0.142	0.337	42.099%	$6,556	$16,125	$13,931	0.406	
LEWIS AND CLARK	COUNTY 05	353	0.893	0.100	0.122	0.394	31.064%	$15,742	$37,153	$24,010	0.423	
COLUMBIA FALLS		27	1.291	0.142	0.206	0.382	54.042%	$14,921	$40,615	$19,292	0.367	
KALISPELL		99	0.724	0.167	0.100	0.376	26.786%	$16,823	$43,773	$17,261	0.384	
WHITEFISH		32	1.333	0.137	0.213	0.391	54.442%	$16,801	$43,121	$32,372	0.389	
NONE		349	1.876	0.111	0.210	0.439	47.934%	$14,597	$36,434	$33,386	0.400	
COMBINATION		10	0.490	0.210	0.092	0.333	27.809%	$13,653	$37,000	$30,087	0.369	
FLATHEAD	COUNTY 07	517	1.876	0.111	0.194	0.419	46.329%	$15,158	$38,483	$30,259	0.393	
LEWISTOWN		8	0.421	0.291	0.052	0.364	14.396%	$9,753	$26,688	$12,996	0.365	
COMBINATION		1	0.328	0.328	0.000	0.328	0.000%	$21,375	$65,000	$0	0.328	
FERGUS	COUNTY 08	9	0.421	0.291	0.050	0.360	13.989%	$11,044	$30,944	$17,633	0.356	
COMBINATION		4	0.456	0.374	0.034	0.411	8.283%	$16,053	$39,275	$7,306	0.408	
POWDER RIVER	COUNTY 09	4	0.456	0.374	0.034	0.411	8.283%	$16,053	$39,275	$7,306	0.408	
RED LODGE		16	0.488	0.226	0.075	0.349	21.674%	$10,381	$29,184	$10,585	0.355	

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NONE		21	0.588	0.110	0.151	0.353	42.768%	$10,500	$31,616	$22,621	0.332	
COMBINATION		12	0.644	0.136	0.146	0.445	32.831%	$13,104	$27,735	$20,512	0.472	
CARBON	COUNTY 10	49	0.644	0.110	0.133	0.374	35.670%	$11,099	$29,872	$18,635	0.371	
MALTA		16	1.020	0.356	0.152	0.514	29.662%	$12,678	$27,409	$20,773	0.462	
COMBINATION		5	2.413	0.606	0.759	1.084	70.053%	$5,341	$7,660	$12,026	0.697	
PHILLIPS	COUNTY 11	21	2.413	0.356	0.441	0.650	67.924%	$10,931	$22,707	$20,660	0.481	
HAVRE		97	0.797	0.112	0.100	0.369	27.127%	$16,082	$42,900	$23,551	0.374	
NONE		10	0.586	0.151	0.137	0.390	35.094%	$16,157	$38,030	$46,719	0.424	
COMBINATION		8	1.974	0.258	0.552	0.654	84.357%	$6,549	$14,844	$22,517	0.441	
HILL	COUNTY 12	115	1.974	0.112	0.184	0.390	47.150%	$15,425	$40,524	$26,874	0.380	
HAMILTON		20	0.890	0.133	0.163	0.357	45.769%	$10,022	$32,927	$14,799	0.304	
STEVENSVILLE		15	0.476	0.134	0.111	0.324	34.420%	$13,437	$38,267	$16,060	0.351	
NONE		74	1.820	0.112	0.223	0.348	64.053%	$15,440	$47,069	$35,531	0.328	
COMBINATION		5	0.499	0.200	0.123	0.355	34.688%	$9,943	$32,001	$16,524	0.310	
RAVALLI	COUNTY 13	114	1.820	0.112	0.197	0.347	56.787%	$13,985	$42,769	$30,514	0.326	
MILES CITY		88	0.861	0.222	0.123	0.493	24.975%	$16,900	$34,057	$15,557	0.496	
NONE		12	0.760	0.184	0.182	0.512	35.583%	$11,073	$23,160	$21,292	0.478	
COMBINATION		1	0.426	0.426	0.000	0.426	0.000%	$18,315	$42,900	$0	0.426	
CUSTER	COUNTY 14	101	0.861	0.184	0.130	0.495	26.295%	$16,221	$32,850	$16,553	0.493	
POLSON		41	1.213	0.136	0.184	0.389	47.505%	$11,959	$30,500	$18,202	0.392	
RONAN		10	0.528	0.162	0.103	0.361	28.688%	$9,205	$25,430	$11,888	0.361	
SAINT IGNATIUS		5	0.542	0.326	0.086	0.443	19.430%	$11,839	$26,660	$4,453	0.444	
NONE		86	0.830	0.133	0.132	0.399	33.102%	$17,902	$47,753	$34,385	0.374	
COMBINATION		3	0.295	0.128	0.090	0.191	47.462%	$5,650	$30,279	$17,670	0.186	
LAKE	COUNTY 15	145	1.213	0.128	0.147	0.391	37.783%	$15,159	$40,246	$29,801	0.376	
GLENDIVE		41	0.744	0.157	0.120	0.454	26.610%	$28,198	$52,521	$121,284	0.536	
NONE		21	0.596	0.102	0.099	0.455	21.778%	$17,320	$37,314	$15,370	0.464	
COMBINATION		3	1.073	0.600	0.252	0.785	32.178%	$7,531	$9,167	$7,783	0.821	
DAWSON	COUNTY 16	65	1.073	0.102	0.138	0.470	29.397%	$23,730	$45,607	$96,875	0.520	
WOLF POINT		6	0.521	0.341	0.057	0.432	13.401%	$20,255	$48,121	$20,578	0.420	
COMBINATION		5	1.250	0.236	0.418	0.525	79.604%	$6,353	$17,960	$22,491	0.353	
ROOSEVELT	COUNTY 17	11	1.250	0.236	0.271	0.474	57.313%	$13,936	$34,411	$25,733	0.404	
DILLON		29	0.540	0.279	0.057	0.417	13.736%	$17,952	$42,883	$17,079	0.418	

SALES RATIO STUDY

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LAND TO BLDG RATIO	LOCAL INDEX
NONE		6	0.512	0.414	0.033	0.448	7.474%	$26,605	$59,417	$8,648	0.447		
COMBINATION		2	0.916	0.249	0.471	0.582	80.873%	$7,280	$22,500	$24,749	0.323		
BEAVERHEAD	COUNTY 18	37	0.916	0.249	0.101	0.431	23.579%	$18,778	$44,462	$17,900	0.422		
GLASGOW		38	0.979	0.140	0.161	0.455	35.494%	$16,228	$35,849	$22,107	0.452		
COMBINATION		9	1.885	0.367	0.486	0.834	58.305%	$8,327	$14,461	$21,931	0.575		
VALLEY	COUNTY 20	47	1.885	0.140	0.291	0.527	55.230%	$14,715	$31,754	$23,432	0.463		
SHELBY		13	1.234	0.143	0.349	0.576	60.633%	$13,141	$28,877	$24,736	0.455		
COMBINATION		10	1.300	0.220	0.281	0.608	46.257%	$4,445	$8,575	$8,598	0.518		
TOOLE	COUNTY 21	23	1.300	0.143	0.315	0.590	53.375%	$9,360	$20,050	$21,677	0.466		
HARDIN		22	0.615	0.161	0.128	0.449	28.578%	$16,138	$34,625	$12,527	0.466		
COMBINATION		3	0.829	0.110	0.361	0.449	80.326%	$3,822	$5,500	$6,538	0.694		
BIG HORN	COUNTY 22	25	0.829	0.110	0.159	0.449	35.403%	$14,660	$31,130	$15,303	0.470		
ROUNDUP		33	0.897	0.135	0.167	0.372	45.105%	$6,126	$17,795	$15,188	0.344		
NONE		15	0.783	0.176	0.175	0.273	64.195%	$7,967	$20,037	$26,662	0.397		
COMBINATION		1	0.232	0.232	0.000	0.232	0.000%	$2,905	$12,500	$0	0.232		
MUSSELSHELL	COUNTY 23	49	0.897	0.135	0.173	0.339	51.171%	$6,624	$18,373	$19,051	0.360		
CONRAD		22	1.866	0.283	0.350	0.516	67.892%	$11,312	$26,779	$23,111	0.422		
VALIER		5	0.660	0.313	0.168	0.476	35.407%	$4,394	$11,510	$12,080	0.381		
COMBINATION		2	2.308	0.278	1.435	1.293	111.012%	$15,561	$13,338	$2,345	1.166		
PONDERA	COUNTY 26	29	2.308	0.278	0.459	0.563	81.544%	$10,412	$23,219	$21,519	0.448		
FAIRVIEW		6	0.337	0.180	0.054	0.241	22.544%	$5,650	$23,167	$13,075	0.243		
SIDNEY		53	0.681	0.185	0.088	0.341	25.836%	$13,152	$38,151	$26,167	0.344		
NONE		17	0.387	0.164	0.079	0.277	28.554%	$13,982	$45,588	$31,091	0.306		
COMBINATION		2	0.311	0.236	0.052	0.273	19.333%	$766	$3,100	$3,111	0.247		
RICHLAND	COUNTY 27	78	0.681	0.164	0.089	0.317	28.176%	$12,438	$37,721	$27,127	0.329		
DEER LODGE		8	1.350	0.363	0.330	0.712	46.371%	$13,231	$23,613	$22,798	0.560		
NONE		6	0.657	0.125	0.189	0.398	47.573%	$12,023	$25,317	$28,418	0.474		
COMBINATION		1	1.281	1.281	0.000	1.281	0.000%	$1,410	$1,100	$0	1.281		
POWELL	COUNTY 28	15	1.350	0.125	0.352	0.624	56.474%	$11,960	$22,793	$24,188	0.524		
COLSTRIP		34	1.608	0.134	0.260	0.546	47.641%	$19,086	$35,294	$11,256	0.540		
FORSYTH		13	2.017	0.172	0.490	0.510	96.064%	$13,479	$36,708	$24,848	0.367		
COMBINATION		1	0.433	0.433	0.000	0.433	0.000%	$26,020	$60,000	$0	0.433		

SALES RATIO STUDY

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LAND TO BLDG RATIO	LOCAL INDEX
ROSEBUD	COUNTY 29	48	2.017	0.134	0.330	0.534	61.913%	$17,712	$36,191	$16,105	0.489		
ANACONDA		26	1.309	0.250	0.260	0.562	46.367%	$14,166	$29,989	$19,052	0.472		
NONE		9	0.648	0.107	0.204	0.367	55.642%	$8,784	$21,000	$15,784	0.418		
DEER LODGE	COUNTY 30	35	1.309	0.107	0.259	0.512	50.643%	$12,782	$27,678	$18,476	0.461		
CHOTEAU		25	0.628	0.145	0.127	0.372	34.229%	$9,942	$25,058	$15,286	0.396		
COMBINATION		13	0.802	0.116	0.184	0.392	47.085%	$11,252	$31,557	$26,757	0.356		
TETON	COUNTY 31	38	0.802	0.116	0.147	0.379	38.851%	$10,391	$27,281	$19,838	0.380		
COLUMBUS		7	0.605	0.171	0.145	0.430	33.710%	$13,676	$30,214	$18,093	0.452		
PARK CITY		6	0.443	0.207	0.100	0.343	29.221%	$14,071	$37,967	$15,909	0.370		
NONE		10	0.767	0.263	0.133	0.462	28.902%	$10,999	$22,990	$18,958	0.478		
COMBINATION		2	0.323	0.176	0.103	0.250	41.523%	$6,067	$28,111	$18,542	0.215		
STILLWATER	COUNTY 32	25	0.767	0.171	0.137	0.408	33.802%	$12,091	$29,017	$17,869	0.416		
HYSHAM		7	0.720	0.252	0.189	0.486	38.895%	$6,924	$14,471	$14,525	0.478		
TREASURE	COUNTY 33	7	0.720	0.252	0.189	0.486	38.895%	$6,924	$14,471	$14,525	0.478		
MEDICINE LAKE		7	1.055	0.111	0.345	0.527	65.580%	$4,098	$9,900	$8,980	0.413		
PLENTYWOOD		19	0.508	0.154	0.101	0.363	27.886%	$14,705	$38,150	$25,895	0.385		
COMBINATION		1	0.898	0.898	0.000	0.898	0.000%	$2,875	$3,200	$0	0.898		
SHERIDAN	COUNTY 34	27	1.055	0.111	0.221	0.426	51.909%	$11,517	$29,531	$25,838	0.390		
COMBINATION		2	1.365	0.473	0.631	0.919	68.633%	$6,601	$6,875	$884	0.960		
SANDERS	COUNTY 35	2	1.365	0.473	0.631	0.919	68.633%	$6,601	$6,875	$884	0.960		
CUT BANK		11	0.605	0.179	0.131	0.369	35.721%	$13,249	$35,455	$23,044	0.373		
NONE		7	0.375	0.116	0.106	0.194	54.569%	$998	$6,643	$5,070	0.150		
COMBINATION		3	0.379	0.163	0.108	0.267	40.372%	$3,415	$10,917	$7,010	0.312		
GLACIER	COUNTY 38	21	0.605	0.116	0.141	0.296	47.586%	$7,760	$22,345	$21,877	0.347		
BAKER		18	0.938	0.102	0.197	0.419	47.032%	$13,556	$30,587	$17,862	0.443		
COMBINATION		4	1.560	0.294	0.568	0.905	62.867%	$26,870	$42,625	$71,598	0.630		
FALLON	COUNTY 39	22	1.560	0.102	0.338	0.507	66.648%	$15,977	$32,776	$31,830	0.487		
COMBINATION		1	0.454	0.454	0.000	0.454	0.000%	$26,143	$57,500	$0	0.454		
SWEET GRASS	COUNTY 40	1	0.454	0.454	0.000	0.454	0.000%	$26,143	$57,500	$0	0.454		
COMBINATION		4	0.498	0.333	0.068	0.421	16.288%	$3,819	$8,538	$5,670	0.447		

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LOCAL INDEX RATIO
MCCONE	COUNTY 41	4	0.498	0.333	0.068	0.421	16.288%	$3,819	$8,538	$5,670	0.447	
COMBINATION		4	1.465	0.416	0.505	0.827	61.173%	$4,482	$6,900	$5,788	0.649	
CARTER	COUNTY 42	4	1.465	0.416	0.505	0.827	61.173%	$4,482	$6,900	$5,788	0.649	
TERRY		7	0.616	0.100	0.212	0.388	54.720%	$3,050	$6,941	$6,738	0.439	
COMBINATION		3	0.853	0.332	0.268	0.631	42.548%	$3,478	$4,650	$4,036	0.747	
PRAIRIE	COUNTY 45	10	0.853	0.100	0.244	0.461	53.081%	$3,179	$6,254	$5,925	0.508	
PHILIPSBURG		6	1.213	0.232	0.352	0.602	58.511%	$4,173	$6,217	$4,935	0.671	
NONE		5	0.888	0.125	0.318	0.321	99.046%	$2,561	$13,560	$11,044	0.188	
COMBINATION		2	0.344	0.269	0.053	0.306	17.424%	$7,198	$24,500	$12,021	0.293	
GRANITE	COUNTY 46	13	1.213	0.125	0.328	0.449	73.116%	$4,019	$11,854	$10,325	0.339	
WHITE SULPHUR SPRINGS		8	0.625	0.116	0.166	0.379	43.960%	$7,944	$20,875	$13,098	0.380	
NONE		5	0.915	0.302	0.334	0.670	49.943%	$9,719	$14,300	$5,518	0.679	
COMBINATION		4	0.440	0.196	0.107	0.284	37.664%	$649	$1,725	$2,268	0.376	
MEAGHER	COUNTY 47	17	0.915	0.116	0.258	0.442	58.391%	$6,749	$14,435	$12,032	0.467	
COMBINATION		1	0.612	0.612	0.000	0.612	0.000%	$21,432	$35,000	$0	0.612	
LIBERTY	COUNTY 48	1	0.612	0.612	0.000	0.612	0.000%	$21,432	$35,000	$0	0.612	
SUPERIOR		7	0.578	0.273	0.105	0.413	25.572%	$12,267	$29,391	$19,200	0.417	
NONE		5	0.520	0.147	0.140	0.333	42.160%	$7,505	$24,650	$22,489	0.304	
COMBINATION		3	0.805	0.345	0.242	0.530	45.813%	$5,777	$15,367	$19,971	0.375	
MINERAL	COUNTY 54	15	0.805	0.147	0.155	0.410	37.831%	$9,382	$25,006	$19,724	0.375	
COMBINATION		3	1.175	0.800	0.190	0.969	19.618%	$3,149	$2,717	$4,359	1.159	
PETROLEUM	COUNTY 55	3	1.175	0.800	0.190	0.969	19.618%	$3,149	$2,717	$4,359	1.159	
TROY		6	0.680	0.286	0.152	0.369	41.398%	$7,183	$22,650	$10,702	0.317	
NONE		18	0.961	0.397	0.166	0.564	29.463%	$12,670	$25,605	$20,913	0.494	
COMBINATION		2	0.554	0.471	0.059	0.512	11.520%	$14,158	$26,500	$19,092	0.534	
LINCOLN	COUNTY 56	26	0.961	0.286	0.174	0.515	33.857%	$11,518	$24,992	$18,348	0.460	
FINAL STATISTICS		3,242	2.413	0.100	0.194	0.446	43.555%	$17,673	$40,239	$29,776	0.439	

EDIT CRITERIA USED FOR INCLUSION IN THIS ASSESSMENT–SALE RATIO STUDY

1) PROPERTY TYPE(S) REQUESTED: RESIDENTIAL
2) STRUCTURE TYPE(S) REQUESTED: ALL
3) MINIMUM SALE DATE ACCEPTED: 01/01/79
4) MAXIMUM SALE DATE ACCEPTED: 12/31/79
5) MINIMUM SALE RATIO ACCEPTED: 0.1
6) MAXIMUM SALE RATIO ACCEPTED: 3.0
7) NO CONDITION OF SALE
8) NO CONTINUED REVIEW NEEDED ON SALE

SALES RATIO STUDY

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LOCAL INDEX RATIO
BUTTE		373	1.542	0.107	0.234	0.503	46.610%	$13,472	$30,556	$21,291	0.440	
NONE		109	2.184	0.128	0.267	0.503	53.189%	$15,912	$33,770	$29,547	0.471	
COMBINATION		8	1.036	0.319	0.273	0.592	46.155%	$4,494	$10,850	$12,271	0.414	
SILVER BOW	COUNTY 01	490	2.184	0.107	0.242	0.504	48.078%	$13,868	$30,949	$23,417	0.448	
BLACK EAGLE		10	0.820	0.238	0.189	0.402	47.033%	$9,693	$26,770	$9,268	0.362	
BELT		5	0.391	0.221	0.065	0.309	21.261%	$6,659	$21,470	$12,741	0.310	
CASCADE		9	0.728	0.124	0.169	0.429	39.452%	$13,608	$32,278	$18,122	0.421	
GREAT FALLS		1,288	1.433	0.111	0.127	0.466	27.245%	$20,872	$44,707	$27,308	0.466	
NONE		34	1.131	0.117	0.206	0.421	49.124%	$14,216	$33,731	$22,170	0.421	
COMBINATION		12	0.584	0.153	0.133	0.366	36.329%	$8,060	$21,967	$14,622	0.366	
CASCADE	COUNTY 02	1,358	1.433	0.111	0.131	0.463	28.299%	$20,410	$43,932	$27,134	0.464	
BILLINGS		738	2.486	0.109	0.158	0.476	33.306%	$24,311	$51,878	$20,586	0.468	
LAUREL		43	0.735	0.124	0.125	0.427	29.274%	$16,680	$37,762	$13,152	0.441	
NONE		259	1.230	0.102	0.155	0.480	32.334%	$21,517	$44,389	$34,043	0.484	
COMBINATION		5	0.840	0.342	0.212	0.472	45.046%	$14,933	$35,478	$14,791	0.420	
YELLOWSTONE	COUNTY 03	1,045	2.486	0.102	0.156	0.475	33.020%	$23,259	$49,362	$24,708	0.471	
LOLO		16	0.688	0.439	0.078	0.517	15.200%	$22,776	$45,088	$15,614	0.505	
MISSOULA		587	2.480	0.153	0.174	0.498	34.941%	$24,484	$49,766	$16,645	0.491	
NONE		554	1.841	0.100	0.204	0.580	35.215%	$24,845	$46,438	$26,141	0.535	
COMBINATION		10	1.800	0.192	0.450	0.625	72.059%	$11,750	$24,900	$23,276	0.471	
MISSOULA	COUNTY 04	1,167	2.480	0.100	0.195	0.538	36.377%	$24,523	$47,909	$21,864	0.511	
EAST HELENA		15	1.175	0.190	0.212	0.488	43.592%	$12,300	$27,363	$19,234	0.449	
NO-NAME		100	2.607	0.144	0.296	0.472	62.650%	$19,099	$43,127	$22,258	0.442	
HELENA		509	2.935	0.105	0.176	0.412	42.922%	$18,071	$43,235	$38,284	0.417	
NONE		497	2.861	0.100	0.245	0.415	59.222%	$11,958	$28,284	$23,043	0.422	
COMBINATION		8	0.414	0.217	0.074	0.330	22.656%	$12,269	$36,581	$21,133	0.335	
LEWIS AND CLARK	COUNTY 05	1,129	2.935	0.100	0.222	0.419	52.992%	$15,353	$36,386	$31,616	0.421	
BELGRADE		126	0.645	0.107	0.105	0.354	29.803%	$10,994	$27,209	$19,123	0.404	
BOZEMAN		220	0.848	0.114	0.107	0.353	30.519%	$18,000	$49,936	$21,340	0.360	
THREE FORKS		12	0.523	0.326	0.075	0.413	18.196%	$12,398	$30,965	$10,981	0.400	
NO-NAME		6	0.440	0.267	0.060	0.340	17.930%	$15,565	$46,967	$17,287	0.331	
NONE		53	0.524	0.122	0.107	0.363	29.660%	$19,886	$51,570	$25,006	0.385	
COMBINATION		5	0.466	0.202	0.106	0.316	33.623%	$8,437	$26,810	$9,047	0.314	
GALLATIN	COUNTY 06	422	0.848	0.107	0.105	0.355	29.756%	$15,837	$42,500	$23,375	0.372	
BIG FORK		7	1.125	0.106	0.353	0.633	55.828%	$12,722	$28,918	$27,947	0.439	
COLUMBIA FALLS		51	1.279	0.130	0.188	0.452	41.729%	$16,049	$35,754	$18,722	0.448	
NO-NAME		10	0.787	0.297	0.145	0.466	31.190%	$13,644	$29,379	$11,169	0.464	

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KALISPELL		228	1.319	0.100	0.165	0.410	40.258%	$15,716	$38,157	$17,633	0.411	
MARTIN CITY		5	0.720	0.200	0.202	0.368	54.970%	$936	$2,700	$1,095	0.346	
SOMERS		7	0.429	0.320	0.036	0.376	9.580%	$7,810	$20,920	$9,129	0.373	
WHITEFISH		70	0.769	0.113	0.141	0.307	46.148%	$11,817	$37,372	$27,702	0.316	
NO-NAME		24	0.873	0.137	0.139	0.389	35.734%	$10,609	$26,985	$11,219	0.393	
NONE		731	2.910	0.101	0.248	0.454	54.603%	$13,325	$32,662	$26,554	0.407	
COMBINATION		23	1.127	0.240	0.186	0.426	43.804%	$12,407	$30,833	$24,232	0.402	
FLATHEAD	COUNTY 07	1,156	2.910	0.100	0.225	0.435	51.765%	$13,663	$33,761	$24,477	0.404	
DENTON		6	0.671	0.419	0.101	0.540	18.738%	$4,913	$9,500	$4,382	0.517	
LEWISTOWN		101	1.090	0.100	0.133	0.365	36.672%	$12,399	$34,535	$18,532	0.359	
MOORE		6	0.397	0.100	0.112	0.221	50.750%	$2,060	$6,308	$8,406	0.326	
NONE		5	0.545	0.234	0.111	0.385	28.839%	$10,155	$29,528	$30,411	0.343	
COMBINATION		2	0.670	0.294	0.265	0.482	55.161%	$2,373	$7,750	$10,253	0.306	
FERGUS	COUNTY 08	120	1.090	0.100	0.140	0.369	38.129%	$11,247	$31,217	$19,953	0.360	
BROADUS		14	0.667	0.100	0.173	0.300	57.588%	$9,812	$26,293	$17,362	0.373	
COMBINATION		6	0.582	0.105	0.180	0.308	58.696%	$9,611	$23,417	$19,502	0.410	
POWDER RIVER	COUNTY 09	20	0.667	0.100	0.170	0.302	56.351%	$9,752	$25,430	$17,555	0.383	
BRIDGER		9	0.614	0.267	0.125	0.384	32.585%	$10,660	$26,750	$19,583	0.398	
FROMBERG		5	0.397	0.198	0.082	0.290	28.312%	$9,134	$30,680	$12,554	0.297	
JOLIET		18	1.280	0.232	0.226	0.536	42.201%	$15,494	$31,340	$18,521	0.494	
RED LODGE		82	0.885	0.126	0.133	0.385	34.665%	$12,046	$31,611	$16,184	0.381	
NONE		86	0.918	0.134	0.158	0.382	41.376%	$10,059	$27,488	$23,309	0.365	
COMBINATION		14	2.900	0.131	0.678	0.682	99.476%	$6,870	$13,050	$9,110	0.526	
CARBON	COUNTY 10	214	2.900	0.126	0.238	0.414	57.524%	$11,073	$28,491	$19,672	0.388	
MALTA		65	1.415	0.103	0.213	0.472	45.156%	$13,747	$29,242	$19,867	0.470	
SACO		7	1.372	0.122	0.510	0.811	62.982%	$2,598	$3,629	$3,320	0.715	
NONE		10	1.101	0.105	0.275	0.413	66.632%	$11,903	$30,508	$23,914	0.390	
COMBINATION		6	1.637	0.267	0.494	0.895	55.246%	$3,703	$5,492	$5,738	0.674	
PHILLIPS	COUNTY 11	88	1.637	0.103	0.304	0.521	58.445%	$11,966	$25,729	$20,774	0.465	
HAVRE		288	1.379	0.159	0.130	0.396	32.748%	$15,498	$39,252	$18,854	0.394	
NONE		27	0.954	0.101	0.190	0.404	46.939%	$15,466	$35,929	$29,888	0.430	
COMBINATION		15	1.150	0.110	0.293	0.455	64.421%	$8,202	$19,860	$20,262	0.412	
HILL	COUNTY 12	330	1.379	0.101	0.146	0.400	36.565%	$15,164	$38,099	$20,368	0.398	
DARBY		8	0.690	0.119	0.185	0.300	61.647%	$4,421	$15,319	$9,762	0.288	
HAMILTON		76	1.773	0.133	0.185	0.348	53.405%	$12,196	$36,743	$16,844	0.331	
STEVENSVILLE		18	0.509	0.157	0.112	0.316	35.590%	$12,959	$40,442	$8,102	0.320	
VICTOR		11	0.452	0.188	0.086	0.296	28.986%	$7,092	$24,109	$11,687	0.294	

SALES RATIO STUDY

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NONE		197	2.250	0.100	0.248	0.357	69.573%	$12,778	$37,801	$30,327	0.338	
COMBINATION		6	0.530	0.326	0.078	0.374	21.000%	$17,158	$45,800	$2,058	0.374	
RAVALLI	COUNTY 13	316	2.250	0.100	0.220	0.349	63.158%	$12,322	$36,803	$25,887	0.334	
MILES CITY		306	1.656	0.122	0.154	0.502	30.800%	$15,319	$31,709	$17,353	0.483	
NONE		59	0.912	0.160	0.172	0.497	34.729%	$15,105	$31,957	$23,818	0.472	
COMBINATION		2	0.401	0.389	0.008	0.395	2.119%	$16,838	$42,650	$6,152	0.394	
CUSTER	COUNTY 14	367	1.656	0.122	0.157	0.501	31.395%	$15,293	$31,808	$18,483	0.480	
CHARLO		5	0.398	0.211	0.085	0.311	27.540%	$5,164	$15,280	$15,123	0.337	
DAYTON		5	0.333	0.141	0.078	0.215	36.561%	$3,172	$14,560	$15,977	0.217	
PABLO		7	0.643	0.303	0.133	0.464	28.754%	$7,265	$15,250	$7,315	0.476	
POLSON		80	1.047	0.113	0.149	0.376	39.619%	$9,854	$25,881	$14,006	0.380	
RONAN		33	0.749	0.202	0.117	0.427	27.439%	$14,113	$31,672	$11,884	0.445	
SAINT IGNATIUS		17	0.724	0.132	0.155	0.431	35.980%	$9,617	$22,317	$17,536	0.430	
NONE		236	1.000	0.113	0.142	0.426	33.384%	$20,357	$51,139	$45,980	0.398	
COMBINATION		4	0.587	0.240	0.149	0.404	37.027%	$6,907	$20,550	$14,868	0.336	
LAKE	COUNTY 15	387	1.047	0.113	0.144	0.413	34.895%	$16,387	$41,091	$39,067	0.398	
GLENDIVE		102	0.880	0.100	0.104	0.485	21.568%	$18,024	$38,202	$19,329	0.471	
NONE		62	0.671	0.150	0.109	0.430	25.360%	$16,024	$35,702	$18,060	0.448	
COMBINATION		6	1.425	0.446	0.408	0.918	44.487%	$8,175	$9,917	$5,238	0.824	
DAWSON	COUNTY 16	170	1.425	0.100	0.153	0.480	31.929%	$16,947	$36,292	$19,205	0.466	
CULBERTSON		21	0.808	0.129	0.186	0.481	38.716%	$9,232	$17,895	$18,906	0.515	
FROID		9	0.871	0.150	0.250	0.517	48.490%	$4,829	$8,611	$6,707	0.560	
POPLAR		15	1.000	0.150	0.203	0.456	44.491%	$8,214	$17,640	$13,419	0.465	
WOLF POINT		50	1.054	0.105	0.144	0.416	34.713%	$13,786	$33,230	$19,506	0.414	
COMBINATION		5	0.793	0.125	0.269	0.461	58.566%	$6,829	$11,820	$17,552	0.577	
ROOSEVELT	COUNTY 17	100	1.054	0.105	0.180	0.447	40.242%	$10,840	$24,385	$19,698	0.444	
DILLON		55	0.705	0.174	0.109	0.385	28.291%	$12,991	$31,641	$13,878	0.410	
LIMA		6	0.812	0.274	0.191	0.548	34.961%	$5,128	$9,750	$4,677	0.525	
NONE		27	0.533	0.132	0.131	0.328	40.068%	$11,864	$30,007	$24,302	0.395	
COMBINATION		3	0.327	0.256	0.038	0.300	12.733%	$4,657	$16,167	$7,686	0.288	
BEAVERHEAD	COUNTY 18	91	0.812	0.132	0.130	0.376	34.741%	$11,863	$29,203	$17,983	0.406	
BIG SANDY		14	1.031	0.100	0.242	0.531	45.592%	$7,676	$15,452	$12,962	0.496	
FORT BENTON		31	0.750	0.100	0.150	0.406	36.936%	$8,705	$19,794	$18,415	0.439	
COMBINATION		11	0.935	0.120	0.276	0.414	66.811%	$4,587	$13,391	$17,700	0.342	
CHOUTEAU	COUNTY 19	56	1.031	0.100	0.207	0.439	47.219%	$7,639	$17,451	$17,001	0.437	

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LAND RATIO	LOCAL INDEX
GLASGOW		89	1.950	0.157	0.303	0.521	58.167%	$14,800	$31,476	$18,586	0.470		
HINSDALE		8	1.400	0.120	0.447	0.647	69.103%	$5,626	$9,688	$11,074	0.580		
NASHUA		15	1.574	0.126	0.401	0.538	74.427%	$4,066	$8,167	$9,029	0.497		
OPHEIM		5	2.584	0.335	0.864	1.131	76.374%	$8,498	$8,406	$6,706	1.010		
NONE		15	1.000	0.114	0.231	0.398	58.182%	$12,013	$29,668	$23,735	0.404		
COMBINATION		6	2.500	0.252	0.974	1.050	92.745%	$3,033	$5,578	$6,818	0.543		
VALLEY	COUNTY 20	138	2.584	0.114	0.417	0.562	74.289%	$12,058	$25,521	$19,942	0.472		
KEVIN		6	1.384	0.528	0.339	0.921	36.805%	$5,261	$7,363	$9,358	0.714		
SHELBY		53	1.243	0.140	0.228	0.471	48.474%	$8,668	$19,457	$14,610	0.445		
SUNBURST		10	0.781	0.300	0.154	0.486	31.757%	$7,275	$15,570	$11,887	0.467		
SWEETGRASS		5	0.464	0.140	0.138	0.367	37.699%	$1,402	$3,584	$4,489	0.391		
COMBINATION		6	1.360	0.184	0.427	0.543	78.652%	$854	$2,129	$2,852	0.401		
TOOLE	COUNTY 21	80	1.384	0.140	0.268	0.505	53.103%	$7,198	$15,772	$14,202	0.456		
HARDIN		52	0.995	0.157	0.190	0.468	40.658%	$13,942	$28,707	$15,144	0.485		
COMBINATION		9	0.685	0.126	0.182	0.454	40.106%	$6,574	$17,266	$19,112	0.380		
BIG HORN	COUNTY 22	61	0.995	0.126	0.187	0.466	40.280%	$12,855	$27,019	$16,136	0.475		
ROUNDUP		77	2.800	0.100	0.493	0.547	90.094%	$5,661	$15,209	$13,796	0.372		
NONE		90	1.550	0.110	0.197	0.319	61.909%	$4,448	$13,288	$14,719	0.334		
COMBINATION		9	0.925	0.150	0.253	0.468	54.107%	$5,472	$9,878	$11,705	0.553		
MUSSELSHELL	COUNTY 23	176	2.800	0.100	0.375	0.426	87.964%	$5,031	$13,954	$14,173	0.360		
CHINOOK		38	0.830	0.134	0.138	0.325	42.533%	$8,624	$27,025	$15,101	0.319		
HARLEM		18	1.459	0.260	0.323	0.595	54.378%	$8,391	$17,956	$15,898	0.467		
COMBINATION		8	1.400	0.205	0.565	0.782	72.227%	$4,884	$17,188	$26,121	0.284		
BLAINE	COUNTY 24	64	1.459	0.134	0.323	0.458	70.477%	$8,091	$23,245	$17,297	0.348		
CONRAD		67	1.161	0.286	0.205	0.544	37.658%	$14,572	$27,702	$22,657	0.526		
VALIER		21	1.237	0.127	0.263	0.445	59.109%	$3,984	$8,652	$7,834	0.460		
COMBINATION		4	0.596	0.386	0.091	0.470	19.490%	$3,895	$7,900	$7,297	0.493		
PONDERA	COUNTY 26	92	1.237	0.127	0.218	0.519	42.173%	$11,691	$22,493	$21,473	0.519		
FAIRVIEW		10	0.549	0.125	0.118	0.303	39.143%	$6,353	$21,320	$14,035	0.297		
SAVAGE		7	1.518	0.125	0.484	0.461	105.050%	$3,446	$12,529	$12,461	0.275		
SIDNEY		113	1.227	0.136	0.153	0.371	41.395%	$14,414	$41,187	$22,641	0.349		
NONE		26	0.445	0.105	0.119	0.246	48.421%	$10,482	$35,504	$36,434	0.295		
COMBINATION		6	0.352	0.136	0.082	0.248	33.042%	$7,203	$22,967	$31,329	0.313		
RICHLAND	COUNTY 27	162	1.518	0.105	0.177	0.346	51.232%	$12,544	$37,136	$25,908	0.337		
DEER LODGE		54	1.355	0.220	0.224	0.649	34.606%	$14,736	$24,972	$13,763	0.590		

SALES RATIO STUDY

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LAND TO BLDG RATIO	LOCAL INDEX
NONE		14	1.500	0.250	0.358	0.692	51.731%	$17,899	$31,638	$26,556	0.565		
COMBINATION		4	0.983	0.486	0.230	0.715	32.268%	$6,629	$11,588	$11,871	0.572		
POWELL	COUNTY 28	72	1.500	0.220	0.252	0.661	38.220%	$14,901	$25,524	$17,177	0.583		
COLSTRIP		77	1.142	0.149	0.151	0.501	30.197%	$17,613	$33,677	$13,967	0.523		
FORSYTH		85	1.644	0.154	0.200	0.364	55.049%	$10,288	$28,930	$20,224	0.355		
COMBINATION		12	2.104	0.209	0.657	0.757	86.763%	$5,531	$14,704	$24,229	0.376		
ROSEBUD	COUNTY 29	174	2.104	0.149	0.261	0.451	57.862%	$13,201	$30,049	$18,560	0.439		
ANACONDA		86	2.487	0.245	0.336	0.574	58.543%	$10,017	$21,843	$16,180	0.458		
OPPORTUNITY		6	0.641	0.170	0.176	0.495	35.651%	$9,571	$17,067	$10,866	0.560		
NONE		31	2.612	0.155	0.600	0.705	85.032%	$8,552	$18,101	$17,450	0.472		
COMBINATION		1	0.543	0.543	0.000	0.543	0.000%	$12,300	$22,633	$0	0.543		
DEER LODGE	COUNTY 30	124	2.612	0.155	0.413	0.603	68.570%	$9,648	$20,683	$16,226	0.466		
CHOTEAU		48	1.527	0.110	0.279	0.428	65.249%	$9,680	$24,648	$21,927	0.392		
DUTTON		7	0.696	0.339	0.154	0.571	27.034%	$6,970	$14,514	$11,517	0.480		
FAIRFIELD		13	0.434	0.169	0.083	0.323	25.785%	$9,467	$28,338	$16,509	0.334		
NONE		7	0.469	0.176	0.104	0.321	32.570%	$10,200	$32,000	$18,717	0.318		
COMBINATION		3	1.123	0.163	0.543	0.495	109.711%	$1,277	$1,826	$1,049	0.699		
TETON	COUNTY 31	78	1.527	0.110	0.252	0.416	60.681%	$9,124	$24,136	$20,253	0.378		
COLUMBUS		24	0.592	0.283	0.084	0.405	20.940%	$16,162	$38,979	$17,415	0.414		
PARK CITY		17	0.554	0.101	0.153	0.325	47.057%	$14,022	$36,816	$18,915	0.380		
NONE		64	0.806	0.104	0.163	0.387	42.217%	$8,577	$23,336	$21,479	0.367		
COMBINATION		7	0.562	0.129	0.136	0.294	46.577%	$4,558	$16,929	$13,426	0.269		
STILLWATER	COUNTY 32	112	0.806	0.101	0.148	0.376	39.581%	$10,778	$28,334	$21,074	0.380		
HYSHAM		6	0.762	0.158	0.214	0.492	43.571%	$10,405	$20,898	$9,567	0.497		
TREASURE	COUNTY 33	6	0.762	0.158	0.214	0.492	43.571%	$10,405	$20,898	$9,567	0.497		
PLENTYWOOD		53	2.860	0.182	0.384	0.489	78.588%	$13,889	$31,635	$23,634	0.439		
COMBINATION		18	3.000	0.136	0.760	0.783	97.058%	$5,333	$12,901	$13,883	0.413		
SHERIDAN	COUNTY 34	71	3.000	0.136	0.516	0.563	91.611%	$11,720	$26,886	$23,002	0.435		
THOMPSON FALLS		9	0.566	0.360	0.066	0.451	14.815%	$14,287	$32,006	$21,293	0.446		
NONE		47	2.935	0.178	0.439	0.520	84.512%	$10,136	$24,302	$20,111	0.417		
COMBINATION		3	0.798	0.325	0.237	0.546	43.485%	$7,682	$14,000	$1,732	0.548		
SANDERS	COUNTY 35	59	2.935	0.178	0.395	0.511	77.435%	$10,645	$24,953	$19,943	0.426		
NONE		5	1.000	0.250	0.330	0.530	62.309%	$840	$1,640	$873	0.512		

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COMBINATION		4	0.540	0.306	0.103	0.419	24.653%	$4,916	$11,500	$7,627	0.427	
JUDITH BASIN	COUNTY 36	9	1.000	0.250	0.249	0.481	51.805%	$2,652	$6,022	$7,014	0.440	
SCOBY		21	1.240	0.129	0.297	0.555	53.634%	$9,453	$21,345	$23,904	0.442	
COMBINATION		3	2.065	0.623	0.750	1.222	61.413%	$2,962	$3,695	$4,242	0.801	
DANIELS	COUNTY 37	24	2.065	0.129	0.420	0.638	65.880%	$8,641	$19,139	$23,108	0.451	
BROWNING		17	0.733	0.126	0.165	0.356	46.328%	$6,130	$18,212	$22,224	0.336	
CUT BANK		88	1.275	0.134	0.148	0.414	35.758%	$15,418	$37,581	$23,464	0.410	
EAST GLACIER PARK		5	0.537	0.106	0.160	0.278	57.531%	$9,560	$34,102	$19,528	0.280	
NONE		24	0.719	0.105	0.180	0.312	57.837%	$5,159	$14,582	$13,823	0.353	
COMBINATION		2	1.496	1.144	0.248	1.320	18.831%	$6,465	$4,850	$495	1.332	
GLACIER	COUNTY 38	136	1.496	0.105	0.197	0.397	49.679%	$12,100	$30,492	$23,752	0.396	
BAKER		70	2.960	0.101	0.475	0.569	83.445%	$10,445	$24,742	$18,784	0.422	
COMBINATION		6	1.646	0.370	0.484	0.703	68.852%	$14,634	$34,058	$32,849	0.429	
FALLON	COUNTY 39	76	2.960	0.101	0.474	0.580	81.723%	$10,775	$25,478	$20,073	0.422	
BIG TIMBER		44	1.190	0.141	0.213	0.514	41.480%	$14,616	$29,814	$17,349	0.490	
SWEET GRASS	COUNTY 40	44	1.190	0.141	0.213	0.514	41.480%	$14,616	$29,814	$17,349	0.490	
CIRCLE		13	0.740	0.281	0.138	0.439	31.556%	$13,266	$29,669	$15,947	0.447	
COMBINATION		1	0.400	0.400	0.000	0.400	0.000%	$80	$200	$0	0.400	
MCCONE	COUNTY 41	14	0.740	0.281	0.133	0.436	30.610%	$12,324	$27,564	$17,228	0.447	
EKALAKA		16	1.224	0.127	0.295	0.510	57.904%	$6,216	$13,950	$10,001	0.445	
CARTER	COUNTY 42	16	1.224	0.127	0.295	0.510	57.904%	$6,216	$13,950	$10,001	0.445	
TOWSEND		32	0.769	0.249	0.124	0.504	24.761%	$13,875	$27,414	$12,691	0.506	
NONE		8	0.475	0.199	0.114	0.315	36.210%	$10,048	$29,844	$13,753	0.336	
COMBINATION		3	1.680	0.308	0.700	0.913	76.658%	$8,305	$6,550	$5,162	1.267	
BROADWATER	COUNTY 43	43	1.680	0.199	0.236	0.497	47.419%	$12,774	$26,410	$13,523	0.483	
COMBINATION		2	0.363	0.250	0.080	0.306	26.110%	$1,750	$4,850	$6,576	0.360	
WHEATLAND	COUNTY 44	2	0.363	0.250	0.080	0.306	26.110%	$1,750	$4,850	$6,576	0.360	
FALLON		6	1.433	0.153	0.431	0.603	71.429%	$1,890	$3,823	$4,570	0.494	
TERRY		23	1.214	0.100	0.254	0.480	53.008%	$6,712	$15,170	$13,876	0.442	
PRAIRIE	COUNTY 45	29	1.433	0.100	0.294	0.506	58.215%	$5,715	$12,822	$13,301	0.445	

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DRUMMOND	6	0.829	0.239	0.270	0.477	56.664%	$9,164	$26,833	$16,306	0.341		
PHILIPSBURG	27	2.208	0.236	0.446	0.686	65.125%	$5,347	$9,789	$9,312	0.546		
NONE	32	0.973	0.142	0.202	0.389	51.921%	$4,271	$13,127	$14,176	0.325		
GRANITE COUNTY 46	65	2.208	0.142	0.356	0.521	68.397%	$5,169	$13,006	$13,252	0.397		
MARTINSDALE	5	0.559	0.147	0.162	0.407	39.972%	$2,004	$4,526	$3,141	0.442		
WHITE SULPHUR SPRINGS	24	1.371	0.106	0.248	0.412	60.149%	$9,135	$19,823	$15,772	0.460		
NONE	7	0.917	0.272	0.289	0.601	48.146%	$5,796	$12,336	$8,455	0.469		
MEAGHER COUNTY 47	36	1.371	0.106	0.252	0.448	56.246%	$7,495	$16,243	$14,432	0.461		
CHESTER	14	0.980	0.334	0.163	0.561	29.189%	$7,616	$14,665	$9,564	0.519		
COMBINATION	14	0.912	0.183	0.167	0.529	31.685%	$13,434	$25,314	$18,948	0.530		
LIBERTY COUNTY 48	28	0.980	0.183	0.163	0.545	29.982%	$10,525	$19,990	$15,693	0.526		
GARDINER	8	0.752	0.155	0.198	0.343	57.773%	$6,525	$21,425	$8,919	0.304		
LIVINGSTON	115	1.349	0.102	0.162	0.416	39.001%	$14,270	$33,845	$17,852	0.421		
NONE	6	0.625	0.300	0.119	0.393	30.482%	$20,450	$59,667	$43,340	0.342		
COMBINATION	1	0.322	0.322	0.000	0.322	0.000%	$645	$2,000	$0	0.322		
PARK COUNTY 49	130	1.349	0.102	0.162	0.410	39.602%	$13,974	$34,028	$20,178	0.410		
BOULDER	7	0.617	0.327	0.112	0.487	23.091%	$13,419	$26,309	$10,862	0.510		
WHITEHALL	16	0.980	0.235	0.209	0.437	47.860%	$10,916	$24,320	$16,603	0.448		
NONE	33	1.650	0.173	0.241	0.446	54.040%	$14,985	$33,612	$26,304	0.445		
JEFFERSON COUNTY 51	56	1.650	0.173	0.218	0.449	48.508%	$13,626	$30,045	$22,572	0.453		
WIBAUX	14	0.667	0.201	0.145	0.460	31.621%	$5,481	$12,314	$9,148	0.445		
COMBINATION	1	0.523	0.523	0.000	0.523	0.000%	$25,120	$48,000	$0	0.523		
WIBAUX COUNTY 52	15	0.667	0.201	0.141	0.464	30.401%	$6,791	$14,693	$12,752	0.462		
LAVINA	7	0.968	0.366	0.226	0.579	39.125%	$8,920	$16,571	$18,350	0.538		
COMBINATION	4	0.509	0.200	0.135	0.341	39.635%	$7,444	$15,875	$20,817	0.468		
GOLDEN VALLEY COUNTY 53	11	0.968	0.200	0.225	0.492	45.693%	$8,383	$16,318	$18,225	0.513		
ALBERTON	8	0.772	0.133	0.233	0.387	60.327%	$5,916	$20,086	$15,574	0.294		
SAINT REGIS	5	0.548	0.261	0.105	0.419	25.036%	$10,087	$24,648	$22,309	0.409		
SUPERIOR	23	0.631	0.269	0.107	0.395	27.076%	$11,482	$30,380	$15,563	0.377		
NONE	70	0.949	0.127	0.215	0.466	46.091%	$4,687	$13,950	$19,123	0.335		
COMBINATION	2	0.805	0.183	0.440	0.494	89.030%	$1,046	$2,650	$1,202	0.394		
MINERAL COUNTY 54	108	0.949	0.127	0.197	0.444	44.562%	$6,408	$18,190	$19,249	0.352		

SALES RATIO STUDY

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COMBINATION		2	1.500	0.415	0.766	0.957	80.047%	$5,346	$12,600	$17,536	0.424	
PETROLEUM	COUNTY 55	2	1.500	0.415	0.766	0.957	80.047%	$5,346	$12,600	$17,536	0.424	
EUREKA		27	1.331	0.279	0.256	0.589	43.565%	$9,548	$19,003	$11,050	0.502	
LIBBY		83	2.805	0.119	0.317	0.551	57.560%	$14,075	$28,716	$12,631	0.490	
TROY		20	0.742	0.280	0.146	0.456	32.031%	$10,379	$23,460	$16,887	0.442	
NONE		316	2.333	0.104	0.280	0.552	50.670%	$11,955	$24,574	$21,540	0.486	
LINCOLN	COUNTY 56	446	2.805	0.104	0.281	0.550	51.179%	$12,133	$24,958	$19,548	0.486	
FINAL STATISTICS		11,785	3.000	0.100	0.225	0.460	48.866%	$15,969	$36,088	$25,930	0.442	

EDIT CRITERIA FOR INCLUSION IN SALE RATIO STUDY AND PARAMETERS USED FOR CALCULATION

EDIT CRITERIA USED FOR INCLUSION IN THIS ASSESSMENT–SALE RATIO STUDY

1) PROPERTY TYPE(S) REQUESTED: RESIDENTIAL
2) STRUCTURE TYPE(S) REQUESTED: ALL
3) MINIMUM SALE DATE ACCEPTED: 01/01/78
4) MAXIMUM SALE DATE ACCEPTED: 12/31/78
5) MINIMUM SALE RATIO ACCEPTED: 0.1
6) MAXIMUM SALE RATIO ACCEPTED: 3.0
7) NO CONDITION OF SALE
8) NO CONTINUED REVIEW NEEDED ON SALE

STATE OF MONTANA DEPARTMENT OF REVENUE 09/24/80
PROPERTY ASSESSMENT DIVISION -- MASS APPRAISAL BUREAU

SALES RATIO STUDY PAGE 1

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LOCAL INDEX
BUTTE		534	2.317	0.100	0.319	0.607	52.632%	$13,448	$26,176	$20,005	0.513	
NONE		45	1.170	0.111	0.208	0.492	42.298%	$13,028	$26,718	$27,555	0.487	
COMBINATION		4	0.920	0.298	0.293	0.524	55.966%	$8,318	$16,799	$13,645	0.495	
SILVER BOW	COUNTY 01	583	2.317	0.100	0.313	0.598	52.436%	$13,380	$26,153	$20,628	0.511	
BLACK EAGLE		5	1.713	0.267	0.670	0.834	80.382%	$9,709	$21,900	$18,212	0.443	
CASCADE		7	0.595	0.151	0.152	0.292	52.062%	$6,387	$22,929	$13,983	0.278	
GREAT FALLS		862	1.962	0.165	0.172	0.489	35.228%	$20,065	$41,842	$18,218	0.479	
NONE		99	1.996	0.120	0.233	0.474	49.254%	$14,277	$30,901	$24,170	0.462	
COMBINATION		14	1.021	0.141	0.254	0.424	59.908%	$6,583	$19,071	$14,619	0.345	
CASCADE	COUNTY 02	987	1.996	0.120	0.187	0.487	38.473%	$19,144	$40,186	$19,351	0.476	
BILLINGS		760	2.702	0.110	0.174	0.509	34.340%	$22,688	$45,672	$18,218	0.496	
LAUREL		38	0.900	0.160	0.171	0.411	41.550%	$12,916	$30,158	$12,168	0.428	
NONE		197	2.266	0.103	0.264	0.584	45.313%	$25,033	$45,330	$29,456	0.552	
COMBINATION		2	0.545	0.448	0.068	0.497	13.869%	$15,718	$32,450	$11,950	0.484	
YELLOWSTONE	COUNTY 03	997	2.702	0.103	0.198	0.520	38.213%	$22,765	$44,986	$20,939	0.506	
MISSOULA		181	1.523	0.241	0.184	0.526	35.069%	$26,062	$50,425	$19,849	0.516	
NONE		43	1.416	0.117	0.235	0.615	38.234%	$17,940	$34,809	$29,125	0.515	
COMBINATION		7	0.750	0.314	0.160	0.654	24.556%	$6,162	$10,070	$4,348	0.611	
MISSOULA	COUNTY 04	231	1.523	0.117	0.197	0.546	36.127%	$23,947	$46,296	$23,274	0.517	
AUGUSTA		18	0.818	0.349	0.161	0.644	25.019%	$4,209	$8,557	$12,430	0.491	
EAST HELENA		78	0.623	0.141	0.126	0.452	28.080%	$13,954	$28,268	$13,935	0.493	
HELENA		438	1.716	0.100	0.164	0.444	37.031%	$16,264	$36,043	$21,925	0.451	
LINCOLN		10	0.980	0.175	0.288	0.406	70.950%	$7,110	$14,950	$13,502	0.475	
UNIONVILLE		10	0.802	0.187	0.188	0.488	38.659%	$9,714	$20,588	$17,371	0.471	
NONE		233	1.937	0.100	0.217	0.422	51.335%	$10,362	$23,638	$22,689	0.438	
COMBINATION		7	1.560	0.142	0.607	0.617	98.392%	$2,812	$7,807	$6,639	0.360	
LEWIS AND CLARK	COUNTY 05	794	1.937	0.100	0.190	0.445	42.837%	$13,715	$30,307	$22,237	0.452	
BELGRADE		82	1.370	0.218	0.148	0.463	31.990%	$17,189	$36,362	$13,853	0.472	
BIG SKY		54	0.827	0.259	0.116	0.579	20.120%	$19,517	$32,108	$19,149	0.607	
BOZEMAN		426	1.325	0.163	0.136	0.423	32.211%	$20,370	$48,009	$19,682	0.424	
MANHATTAN		15	0.470	0.227	0.074	0.317	23.534%	$9,825	$30,750	$9,728	0.319	
THREE FORKS		34	0.756	0.235	0.130	0.475	27.391%	$10,205	$22,032	$14,779	0.463	
WEST YELLOWSTONE		5	0.451	0.295	0.058	0.382	15.193%	$16,797	$44,087	$10,184	0.381	
NONE		561	2.417	0.100	0.182	0.362	50.204%	$12,962	$32,802	$25,823	0.395	
COMBINATION		9	1.003	0.180	0.276	0.458	60.342%	$7,817	$20,630	$15,825	0.378	
GALLATIN	COUNTY 06	1,186	2.417	0.100	0.168	0.405	41.609%	$16,072	$38,099	$23,534	0.421	
COLUMBIA FALLS		10	0.984	0.110	0.225	0.499	45.124%	$12,608	$25,730	$15,977	0.490	

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LOCAL INDEX
KALISPELL		44	0.767	0.264	0.107	0.437	24.600%	$15,648	$36,081	$22,046	0.433	
WHITEFISH		14	0.502	0.106	0.094	0.367	25.594%	$14,648	$38,489	$11,316	0.380	
NONE		107	1.555	0.108	0.220	0.482	45.764%	$14,587	$33,799	$29,176	0.431	
COMBINATION		13	1.228	0.237	0.279	0.541	51.548%	$6,099	$13,154	$15,051	0.463	
FLATHEAD	COUNTY 07	188	1.555	0.106	0.199	0.468	42.632%	$14,148	$32,826	$25,788	0.431	
LEWISTOWN		132	1.130	0.100	0.163	0.397	41.006%	$11,209	$28,145	$17,694	0.398	
MOORE		6	0.431	0.230	0.087	0.310	28.089%	$3,845	$11,592	$6,070	0.331	
WINIFRED		11	1.150	0.150	0.354	0.457	77.601%	$908	$2,241	$2,755	0.405	
NONE		9	0.831	0.101	0.224	0.326	68.828%	$9,232	$26,733	$23,843	0.345	
COMBINATION		10	1.025	0.100	0.293	0.561	52.144%	$2,428	$4,560	$6,658	0.532	
FERGUS	COUNTY 08	168	1.150	0.100	0.194	0.404	48.207%	$9,643	$24,378	$18,707	0.395	
BROADUS		19	0.896	0.104	0.211	0.378	55.764%	$7,939	$20,182	$19,010	0.393	
POWDER RIVER	COUNTY 09	19	0.896	0.104	0.211	0.378	55.764%	$7,939	$20,182	$19,010	0.393	
BRIDGER		27	0.844	0.101	0.165	0.420	39.401%	$11,753	$27,548	$17,219	0.426	
FROMBERG		10	0.824	0.138	0.183	0.390	47.080%	$6,656	$17,650	$8,694	0.377	
JOLIET		21	0.739	0.270	0.116	0.463	25.164%	$11,426	$24,995	$15,977	0.457	
RED LODGE		58	0.785	0.102	0.152	0.421	36.262%	$8,769	$21,496	$10,517	0.407	
NONE		108	1.147	0.110	0.180	0.429	42.083%	$8,138	$19,484	$19,371	0.417	
COMBINATION		8	0.848	0.131	0.221	0.436	50.763%	$4,578	$11,500	$4,000	0.398	
CARBON	COUNTY 10	232	1.147	0.101	0.167	0.428	39.210%	$8,827	$21,070	$16,468	0.418	
MALTA		38	1.060	0.321	0.165	0.607	27.219%	$16,196	$28,134	$15,073	0.575	
SACO		5	1.250	0.297	0.340	0.803	42.365%	$3,037	$3,760	$2,804	0.807	
NONE		5	0.750	0.148	0.271	0.461	58.936%	$1,066	$2,580	$1,238	0.413	
COMBINATION		5	1.798	0.600	0.473	1.071	44.190%	$5,503	$5,590	$4,534	0.984	
PHILLIPS	COUNTY 11	53	1.798	0.148	0.274	0.656	41.827%	$12,518	$21,297	$16,885	0.587	
HAVRE		141	0.979	0.180	0.124	0.432	28.855%	$16,981	$39,880	$20,314	0.425	
NONE		27	1.158	0.110	0.277	0.410	67.695%	$11,315	$28,353	$25,775	0.399	
COMBINATION		8	3.000	0.130	1.271	1.244	102.199%	$3,549	$15,813	$30,772	0.224	
HILL	COUNTY 12	176	3.000	0.110	0.343	0.466	73.603%	$15,502	$37,018	$22,482	0.418	
CORVALLIS		8	0.477	0.103	0.133	0.288	46.113%	$6,538	$20,925	$5,932	0.312	
DARBY		10	0.559	0.100	0.141	0.338	41.794%	$4,773	$11,800	$9,096	0.404	
HAMILTON		55	1.125	0.132	0.182	0.391	46.708%	$12,570	$35,748	$23,525	0.351	
NONE		165	2.559	0.101	0.369	0.433	85.211%	$11,417	$28,149	$22,407	0.405	
COMBINATION		1	0.520	0.520	0.000	0.520	0.000%	$23,182	$44,500	$0	0.520	
RAVALLI	COUNTY 13	239	2.559	0.100	0.322	0.415	77.679%	$11,290	$29,041	$22,412	0.388	

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LOCAL INDEX
MILES CITY		84	2.729	0.224	0.374	0.599	62.469%	$15,023	$28,751	$17,489	0.522	
NONE		8	1.458	0.333	0.380	0.739	51.505%	$9,251	$15,125	$15,398	0.611	
CUSTER	COUNTY 14	92	2.729	0.224	0.375	0.612	61.312%	$14,521	$27,567	$17,666	0.526	
PABLO		6	0.611	0.472	0.057	0.541	10.586%	$14,550	$27,377	$13,227	0.531	
POLSON		94	1.181	0.153	0.145	0.442	32.902%	$11,442	$24,921	$15,105	0.459	
RONAN		50	0.934	0.195	0.136	0.449	30.400%	$10,488	$22,649	$15,584	0.463	
SAINT IGNATIUS		11	0.918	0.282	0.164	0.581	28.239%	$9,526	$15,750	$9,863	0.604	
NONE		440	1.259	0.161	0.169	0.502	33.650%	$15,674	$34,173	$28,590	0.458	
COMBINATION		7	0.769	0.100	0.289	0.345	83.844%	$4,301	$10,929	$8,388	0.393	
LAKE	COUNTY 15	608	1.259	0.100	0.166	0.489	34.074%	$14,340	$31,127	$26,023	0.460	
GLENDIVE		112	1.037	0.150	0.113	0.514	22.065%	$17,620	$34,668	$16,276	0.508	
RICHEY		9	1.306	0.100	0.388	0.579	67.018%	$8,968	$16,844	$16,748	0.532	
NONE		63	0.999	0.100	0.153	0.486	31.539%	$14,484	$28,847	$19,411	0.502	
COMBINATION		1	0.485	0.485	0.000	0.485	0.000%	$17,000	$35,000	$0	0.485	
DAWSON	COUNTY 16	185	1.306	0.100	0.150	0.507	29.668%	$16,128	$31,821	$17,830	0.506	
BAINVILLE		5	0.947	0.210	0.266	0.534	49.924%	$1,950	$3,140	$3,372	0.621	
CULBERTSON		27	1.654	0.175	0.320	0.616	52.057%	$9,944	$17,799	$16,980	0.558	
FROID		5	1.040	0.282	0.294	0.616	47.703%	$1,866	$2,640	$1,896	0.706	
POPLAR		18	0.963	0.219	0.220	0.599	36.768%	$8,831	$17,000	$12,889	0.519	
WOLF POINT		56	1.139	0.224	0.174	0.540	32.224%	$9,589	$18,669	$14,465	0.513	
NONE		6	0.998	0.518	0.171	0.671	25.546%	$13,471	$21,183	$23,653	0.635	
COMBINATION		1	0.540	0.540	0.000	0.540	0.000%	$6,488	$12,000	$0	0.540	
ROOSEVELT	COUNTY 17	118	1.654	0.175	0.229	0.576	39.750%	$9,075	$16,950	$15,185	0.535	
DILLON		105	1.512	0.132	0.212	0.451	47.164%	$12,218	$27,674	$18,528	0.441	
LIMA		9	1.177	0.133	0.307	0.478	64.240%	$4,308	$10,078	$5,712	0.427	
WISDOM		7	0.610	0.113	0.180	0.302	59.644%	$1,618	$6,130	$4,090	0.263	
NONE		64	0.768	0.103	0.162	0.378	42.773%	$11,383	$28,010	$22,104	0.406	
COMBINATION		2	0.333	0.260	0.051	0.296	17.417%	$2,815	$9,000	$5,657	0.312	
BEAVERHEAD	COUNTY 18	187	1.512	0.103	0.203	0.420	48.339%	$11,054	$25,936	$19,818	0.426	
BIG SANDY		26	2.500	0.200	0.436	0.610	71.418%	$5,258	$10,696	$10,231	0.491	
FORT BENTON		35	0.947	0.200	0.156	0.520	30.019%	$9,588	$19,398	$12,563	0.494	
COMBINATION		12	1.058	0.187	0.299	0.621	48.140%	$6,086	$13,835	$10,975	0.439	
CHOUTEAU	COUNTY 19	73	2.500	0.187	0.305	0.569	53.708%	$7,470	$15,384	$12,061	0.485	
GLASGOW		112	2.946	0.100	0.426	0.657	64.858%	$14,429	$26,316	$18,471	0.548	
HINSDALE		9	1.751	0.559	0.365	0.789	46.328%	$11,076	$16,442	$11,876	0.673	
NASHUA		16	2.493	0.158	0.647	0.979	66.098%	$5,834	$8,649	$8,667	0.674	
NONE		11	0.728	0.147	0.207	0.440	47.180%	$11,510	$20,868	$22,792	0.551	

SALES RATIO STUDY

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LAND TO BLDG RATIO	LOCAL INDEX
COMBINATION		7	1.711	0.170	0.564	0.934	60.435%	$4,517	$4,381	$4,882	1.031		
VALLEY	COUNTY 20	155	2.946	0.100	0.459	0.695	66.092%	$12,693	$22,542	$18,520	0.563		
KEVIN		9	1.656	0.654	0.338	0.961	35.193%	$4,818	$6,074	$8,524	0.793		
SHELBY		39	1.292	0.116	0.262	0.550	47.646%	$10,439	$20,448	$17,263	0.510		
SUNBURST		9	2.990	0.334	0.860	0.999	86.045%	$7,158	$11,624	$8,287	0.615		
COMBINATION		4	1.564	0.233	0.615	0.910	67.547%	$9,501	$14,700	$25,560	0.646		
TOOLE	COUNTY 21	61	2.990	0.116	0.466	0.700	66.554%	$9,064	$16,649	$16,444	0.544		
HARDIN		67	1.198	0.200	0.173	0.536	32.331%	$15,184	$27,679	$18,120	0.548		
NONE		11	1.110	0.120	0.318	0.393	80.995%	$2,713	$5,973	$8,647	0.454		
COMBINATION		1	0.245	0.245	0.000	0.245	0.000%	$150	$610	$0	0.245		
BIG HORN	COUNTY 22	79	1.198	0.120	0.204	0.512	39.903%	$13,257	$24,314	$18,755	0.545		
ROUNDUP		45	1.675	0.141	0.280	0.504	55.678%	$7,364	$16,434	$15,604	0.448		
NONE		56	1.051	0.114	0.207	0.321	64.649%	$2,919	$10,187	$9,662	0.286		
COMBINATION		7	1.821	0.214	0.554	0.758	73.202%	$4,860	$8,586	$12,225	0.566		
MUSSELSHELL	COUNTY 23	108	1.821	0.114	0.295	0.425	69.408%	$4,897	$12,686	$12,914	0.386		
CHINOOK		9	1.084	0.150	0.272	0.417	65.440%	$10,176	$23,367	$22,284	0.435		
HARLEM		6	1.691	0.163	0.577	0.702	82.273%	$2,618	$5,274	$6,278	0.496		
NONE		6	0.483	0.178	0.117	0.281	41.840%	$6,888	$23,337	$15,582	0.295		
COMBINATION		2	1.533	0.214	0.932	0.873	106.739%	$205	$495	$488	0.414		
BLAINE	COUNTY 24	23	1.691	0.150	0.430	0.495	86.848%	$6,480	$16,650	$18,287	0.389		
NONE		45	1.230	0.148	0.186	0.762	24.504%	$24,013	$35,657	$30,031	0.673		
COMBINATION		11	2.046	0.200	0.550	0.613	89.742%	$7,879	$12,466	$16,084	0.632		
MADISON	COUNTY 25	56	2.046	0.148	0.294	0.733	40.127%	$20,844	$31,101	$29,241	0.670		
BRADY		8	1.875	0.240	0.599	0.861	69.628%	$4,255	$8,684	$9,941	0.489		
CONRAD		71	1.418	0.248	0.212	0.561	37.810%	$11,834	$23,094	$17,249	0.512		
VALIER		23	1.333	0.141	0.323	0.649	49.800%	$5,619	$9,030	$9,452	0.622		
COMBINATION		6	0.785	0.126	0.257	0.407	63.087%	$5,566	$13,433	$17,196	0.414		
PONDERA	COUNTY 26	108	1.875	0.126	0.293	0.594	49.451%	$9,601	$18,495	$16,590	0.519		
FAIRVIEW		20	1.627	0.100	0.303	0.396	76.681%	$10,274	$25,045	$16,890	0.410		
SAVAGE		6	2.500	0.133	0.932	0.657	141.821%	$399	$1,617	$1,058	0.246		
SIDNEY		97	2.053	0.269	0.341	0.489	69.696%	$15,170	$36,076	$16,613	0.420		
COMBINATION		8	1.666	0.204	0.492	0.622	79.130%	$5,842	$16,813	$18,050	0.347		
RICHLAND	COUNTY 27	131	2.500	0.100	0.386	0.490	78.779%	$13,176	$31,637	$18,428	0.416		

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LOCAL INDEX
COMBINATION		5	1.005	0.430	0.221	0.755	29.343%	$8,942	$13,641	$10,826	0.655	
POWELL	COUNTY 28	5	1.005	0.430	0.221	0.755	29.343%	$8,942	$13,641	$10,826	0.655	
COLSTRIP		40	0.721	0.156	0.147	0.512	28.689%	$15,226	$26,869	$13,964	0.566	
FORSYTH		66	2.655	0.137	0.329	0.479	68.689%	$11,773	$26,914	$18,103	0.437	
NONE		6	0.595	0.116	0.195	0.401	48.710%	$10,500	$23,750	$14,932	0.442	
COMBINATION		12	1.280	0.255	0.331	0.514	64.544%	$4,183	$12,046	$11,896	0.347	
ROSEBUD	COUNTY 29	124	2.655	0.116	0.276	0.489	56.378%	$12,091	$25,307	$16,620	0.477	
ANACONDA		122	2.223	0.200	0.325	0.589	55.189%	$11,478	$22,875	$13,192	0.501	
NONE		8	1.387	0.321	0.348	0.550	63.301%	$8,662	$17,600	$16,808	0.492	
COMBINATION		1	0.376	0.376	0.000	0.376	0.000%	$11,295	$30,000	$0	0.376	
DEER LODGE	COUNTY 30	131	2.223	0.200	0.324	0.585	55.470%	$11,305	$22,607	$13,388	0.500	
CHOTEAU		45	1.760	0.144	0.300	0.463	64.846%	$7,687	$18,931	$16,460	0.406	
DUTTON		11	0.941	0.224	0.240	0.576	41.768%	$7,345	$16,318	$13,565	0.450	
FAIRFIELD		15	1.174	0.308	0.220	0.459	47.870%	$7,961	$20,233	$11,401	0.393	
NONE		10	2.000	0.152	0.553	0.459	120.287%	$6,977	$23,591	$21,424	0.295	
COMBINATION		4	2.000	0.160	0.876	0.706	124.062%	$58	$231	$214	0.251	
TETON	COUNTY 31	85	2.000	0.144	0.355	0.488	72.766%	$7,248	$18,491	$15,965	0.391	
COLUMBUS		15	0.670	0.104	0.160	0.426	37.579%	$8,396	$17,637	$12,694	0.476	
NONE		37	1.125	0.152	0.196	0.455	43.045%	$4,986	$12,831	$8,303	0.388	
COMBINATION		6	0.535	0.103	0.156	0.361	43.169%	$13,236	$30,483	$18,123	0.434	
STILLWATER	COUNTY 32	58	1.125	0.103	0.183	0.438	41.811%	$6,722	$15,900	$11,884	0.422	
HYSHAM		11	1.048	0.190	0.288	0.508	56.767%	$5,205	$10,918	$8,910	0.476	
TREASURE	COUNTY 33	11	1.048	0.190	0.288	0.508	56.767%	$5,205	$10,918	$8,910	0.476	
MEDICINE LAKE		13	2.879	0.201	0.848	0.966	87.800%	$5,031	$9,977	$13,915	0.504	
PLENTYWOOD		53	2.000	0.125	0.266	0.496	53.608%	$10,563	$22,958	$17,880	0.460	
WESTBY		9	1.534	0.104	0.449	0.785	57.260%	$4,177	$7,219	$12,280	0.578	
COMBINATION		10	2.712	0.300	0.774	1.003	77.134%	$1,589	$2,168	$2,625	0.732	
SHERIDAN	COUNTY 34	85	2.879	0.104	0.526	0.658	79.974%	$7,985	$16,860	$17,525	0.473	
HOT SPRINGS		22	0.830	0.114	0.226	0.481	47.018%	$5,731	$12,543	$13,030	0.456	
PLAINS		16	0.939	0.253	0.173	0.562	30.839%	$10,076	$18,455	$11,795	0.545	
THOMPSON FALLS		33	1.041	0.107	0.208	0.616	33.815%	$10,330	$18,461	$14,494	0.559	
NONE		67	1.087	0.111	0.215	0.537	40.128%	$6,908	$14,268	$11,227	0.484	
COMBINATION		9	0.991	0.311	0.253	0.578	43.836%	$5,364	$11,032	$12,188	0.486	
SANDERS	COUNTY 35	147	1.087	0.107	0.215	0.552	39.010%	$7,750	$15,209	$12,488	0.509	

SALES RATIO STUDY

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LAND TO BLDG RATIO	LOCAL INDEX
NONE		5	2.429	0.192	0.879	0.998	88.105%	$7,096	$9,406	$8,830	0.754		
COMBINATION		4	0.747	0.675	0.036	0.693	5.223%	$2,340	$3,325	$1,619	0.703		
JUDITH BASIN	COUNTY 36	9	2.429	0.192	0.642	0.862	74.523%	$4,982	$6,703	$7,088	0.743		
NO-NAME		22	1.285	0.200	0.236	0.469	50.404%	$7,712	$17,391	$17,037	0.443		
WHITETAIL		5	2.000	0.500	0.619	0.962	64.295%	$1,287	$1,300	$2,488	0.990		
COMBINATION		8	0.668	0.100	0.172	0.418	41.210%	$7,111	$15,413	$19,731	0.461		
DANIELS	COUNTY 37	35	2.000	0.100	0.344	0.528	65.239%	$6,657	$14,640	$17,070	0.454		
BROWNING		8	0.690	0.300	0.133	0.423	31.507%	$5,459	$13,575	$12,753	0.402		
CUT BANK		62	0.730	0.266	0.082	0.451	18.282%	$15,252	$33,765	$18,291	0.451		
EAST GLACIER PARK		9	0.328	0.143	0.064	0.203	31.730%	$2,290	$11,278	$11,136	0.203		
NONE		24	0.615	0.120	0.151	0.294	51.351%	$3,963	$12,946	$13,896	0.306		
COMBINATION		2	0.606	0.135	0.333	0.370	89.922%	$8,943	$16,300	$17,395	0.548		
GLACIER	COUNTY 38	105	0.730	0.120	0.138	0.390	35.354%	$10,694	$25,208	$19,220	0.424		
BAKER		79	2.893	0.156	0.387	0.604	64.044%	$10,330	$20,608	$17,624	0.501		
COMBINATION		1	0.301	0.301	0.000	0.301	0.000%	$3,010	$10,000	$0	0.301		
FALLON	COUNTY 39	80	2.893	0.156	0.386	0.600	64.289%	$10,238	$20,476	$17,552	0.500		
BIG TIMBER		10	2.646	0.358	0.717	0.972	73.807%	$10,357	$18,420	$17,034	0.562		
COMBINATION		3	0.550	0.200	0.198	0.428	46.234%	$3,215	$7,500	$0	0.428		
SWEET GRASS	COUNTY 40	13	2.646	0.200	0.670	0.846	79.179%	$8,709	$15,900	$15,509	0.547		
CIRCLE		9	1.466	0.331	0.336	0.610	55.067%	$12,982	$22,944	$17,372	0.565		
COMBINATION		1	0.400	0.400	0.000	0.400	0.000%	$100	$250	$0	0.400		
MCCONE	COUNTY 41	10	1.466	0.331	0.323	0.589	54.947%	$11,693	$20,675	$17,882	0.565		
EKALAKA		19	2.667	0.112	0.691	0.626	110.395%	$5,524	$11,592	$10,613	0.476		
COMBINATION		1	0.166	0.166	0.000	0.166	0.000%	$250	$1,500	$0	0.166		
CARTER	COUNTY 42	20	2.667	0.112	0.680	0.603	112.839%	$5,260	$11,088	$10,573	0.474		
TOWSEND		22	2.563	0.322	0.463	0.634	73.124%	$12,616	$23,158	$11,439	0.544		
COMBINATION		2	0.382	0.241	0.099	0.312	32.001%	$6,564	$18,250	$17,324	0.359		
BROADWATER	COUNTY 43	24	2.563	0.241	0.453	0.607	74.558%	$12,112	$22,749	$11,595	0.532		
HARLOWTON		43	2.225	0.125	0.454	0.586	77.554%	$7,371	$15,172	$13,509	0.485		
JUDITH GAP		7	1.586	0.225	0.524	0.976	53.724%	$2,969	$4,186	$5,306	0.709		
TWODOT		6	0.876	0.236	0.283	0.509	55.601%	$3,221	$6,217	$3,138	0.518		
COMBINATION		2	0.500	0.277	0.157	0.388	40.536%	$1,348	$4,700	$6,081	0.286		

SALES RATIO STUDY

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LOCAL INDEX
WHEATLAND	COUNTY 44	58	2.225	0.125	0.456	0.618	73.801%	$6,202	$12,559	$12,613	0.493	
TERRY		21	2.235	0.120	0.496	0.680	72.971%	$5,709	$8,444	$8,029	0.676	
COMBINATION		4	0.520	0.183	0.141	0.376	37.503%	$6,558	$16,721	$15,677	0.392	
PRAIRIE	COUNTY 45	25	2.235	0.120	0.470	0.631	74.404%	$5,845	$9,768	$9,697	0.598	
DRUMMOND		6	1.200	0.376	0.329	0.640	51.469%	$9,928	$18,917	$12,642	0.524	
PHILIPSBURG		28	1.125	0.128	0.255	0.626	40.752%	$5,475	$11,382	$12,558	0.481	
NONE		33	0.656	0.112	0.134	0.325	41.323%	$2,840	$9,219	$6,544	0.308	
COMBINATION		4	0.507	0.106	0.172	0.339	50.709%	$3,743	$9,875	$6,303	0.379	
GRANITE	COUNTY 46	71	1.200	0.106	0.256	0.471	54.323%	$4,529	$10,928	$10,026	0.414	
MARTINSDALE		10	0.738	0.196	0.166	0.389	42.618%	$1,391	$2,865	$2,689	0.485	
WHITE SULPHUR SPRINGS		41	2.771	0.109	0.498	0.592	84.147%	$8,589	$16,365	$13,303	0.524	
NONE		21	2.137	0.129	0.514	0.700	73.378%	$8,543	$12,752	$6,380	0.669	
MEAGHER	COUNTY 47	72	2.771	0.109	0.476	0.596	79.993%	$7,576	$13,436	$11,529	0.563	
CHESTER		12	1.122	0.112	0.302	0.468	64.649%	$6,983	$13,852	$17,160	0.504	
JOPLIN		9	2.912	0.208	0.821	0.901	91.145%	$3,305	$5,033	$7,043	0.656	
COMBINATION		1	0.811	0.811	0.000	0.811	0.000%	$7,303	$9,000	$0	0.811	
LIBERTY	COUNTY 48	22	2.912	0.112	0.593	0.660	89.754%	$5,493	$10,024	$13,864	0.547	
LIVINGSTON		57	2.821	0.280	0.345	0.546	63.269%	$14,170	$28,929	$18,807	0.489	
NONE		126	1.077	0.120	0.199	0.501	39.756%	$10,779	$24,137	$19,951	0.446	
COMBINATION		5	0.838	0.296	0.225	0.449	50.162%	$6,692	$18,700	$10,402	0.357	
PARK	COUNTY 49	188	2.821	0.120	0.252	0.513	49.222%	$11,698	$25,445	$19,504	0.459	
BOULDER		13	1.093	0.160	0.230	0.509	45.192%	$9,978	$20,456	$12,000	0.487	
WHITEHALL		6	1.354	0.388	0.364	0.648	56.238%	$13,123	$25,617	$19,475	0.512	
NONE		38	1.129	0.250	0.201	0.495	40.704%	$14,903	$31,289	$29,987	0.476	
COMBINATION		2	1.075	0.498	0.407	0.786	51.814%	$3,568	$6,000	$5,657	0.594	
JEFFERSON	COUNTY 51	59	1.354	0.160	0.236	0.524	45.082%	$13,252	$27,468	$25,952	0.482	
WIBAUX		10	0.672	0.375	0.075	0.536	14.087%	$9,657	$17,490	$14,571	0.552	
COMBINATION		3	0.403	0.172	0.122	0.312	39.330%	$11,993	$35,300	$19,498	0.339	
WIBAUX	COUNTY 52	13	0.672	0.172	0.128	0.484	26.454%	$10,196	$21,600	$16,840	0.472	
LAVINA		7	0.887	0.133	0.232	0.574	40.411%	$4,354	$7,321	$5,521	0.594	
RYEGATE		8	0.737	0.347	0.146	0.547	26.747%	$12,231	$21,688	$8,056	0.563	
COMBINATION		1	0.262	0.262	0.000	0.262	0.000%	$5,250	$20,000	$0	0.262	

SALES RATIO STUDY

MUNICIPALITY	NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED RATIO	LOCAL INDEX
GOLDEN VALLEY COUNTY 53	16	0.887	0.133	0.192	0.541	35.657%	$8,349	$15,297	$9,768	0.545	
ALBERTON	13	1.099	0.207	0.228	0.514	44.427%	$10,211	$21,978	$14,347	0.464	
SUPERIOR	24	0.900	0.258	0.176	0.535	33.021%	$11,989	$22,483	$13,116	0.533	
NONE	59	1.821	0.127	0.291	0.558	52.263%	$5,679	$12,587	$12,554	0.451	
MINERAL COUNTY 54	96	1.821	0.127	0.257	0.546	47.136%	$7,870	$16,333	$13,656	0.481	
COMBINATION	1	2.000	2.000	0.000	2.000	0.000%	$100	$50	$0	2.000	
PETROLEUM COUNTY 55	1	2.000	2.000	0.000	2.000	0.000%	$100	$50	$0	2.000	
EUREKA	12	1.655	0.213	0.439	0.742	59.250%	$6,923	$13,286	$10,714	0.521	
LIBBY	13	0.743	0.353	0.120	0.489	24.539%	$12,151	$25,640	$9,459	0.473	
TROY	7	0.998	0.263	0.218	0.575	37.866%	$8,756	$16,250	$8,931	0.538	
NONE	96	2.894	0.209	0.354	0.635	55.888%	$8,733	$15,868	$17,831	0.550	
LINCOLN COUNTY 56	128	2.894	0.209	0.343	0.627	54.772%	$8,912	$16,639	$16,426	0.535	
FINAL STATISTICS	9,528	3.000	0.100	0.265	0.500	53.078%	$14,455	$30,780	$22,553	0.469	

EDIT CRITERIA FOR INCLUSION IN SALE RATIO STUDY AND PARAMETERS USED FOR CALCULATION

EDIT CRITERIA USED FOR INCLUSION IN THIS ASSESSMENT–SALE RATIO STUDY

1) PROPERTY TYPE(S) REQUESTED: RESIDENTIAL
2) STRUCTURE TYPE(S) REQUESTED: ALL
3) MINIMUM SALE DATE ACCEPTED: 01/01/77
4) MAXIMUM SALE DATE ACCEPTED: 12/31/77
5) MINIMUM SALE RATIO ACCEPTED: 0.1
6) MAXIMUM SALE RATIO ACCEPTED: 3.0
7) NO CONDITION OF SALE
8) NO CONTINUED REVIEW NEEDED ON SALE

SALES RATIO STUDY

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LOCAL INDEX
BUTTE		451	2.700	0.102	0.317	0.630	50.288%	$13,567	$24,806	$19,972	0.546	
NONE		51	1.166	0.109	0.261	0.482	54.207%	$12,670	$29,995	$31,815	0.422	
COMBINATION		5	1.070	0.474	0.235	0.708	33.221%	$13,042	$21,440	$22,735	0.608	
SILVER BOW	COUNTY 01	507	2.700	0.102	0.314	0.616	50.964%	$13,472	$25,295	$21,481	0.532	
GREAT FALLS		8	0.637	0.375	0.104	0.513	20.312%	$12,513	$23,418	$23,353	0.534	
CASCADE	COUNTY 02	8	0.637	0.375	0.104	0.513	20.312%	$12,513	$23,418	$23,353	0.534	
BILLINGS		32	0.663	0.128	0.120	0.432	27.947%	$18,927	$41,172	$20,082	0.459	
NONE		14	1.122	0.100	0.254	0.452	56.217%	$14,527	$33,763	$13,680	0.430	
COMBINATION		2	0.358	0.278	0.056	0.318	17.714%	$7,750	$24,500	$2,121	0.316	
YELLOWSTONE	COUNTY 03	48	1.122	0.100	0.168	0.433	38.798%	$17,178	$38,316	$18,377	0.448	
NONE		5	1.000	0.157	0.322	0.467	68.909%	$5,218	$12,475	$5,508	0.418	
COMBINATION		1	0.567	0.567	0.000	0.567	0.000%	$26,685	$47,000	$0	0.567	
MISSOULA	COUNTY 04	6	1.000	0.157	0.291	0.484	60.108%	$8,796	$18,229	$14,931	0.482	
EAST HELENA		17	0.606	0.186	0.168	0.422	39.976%	$13,838	$27,334	$14,658	0.506	
HELENA		172	1.072	0.100	0.177	0.490	36.152%	$11,092	$21,538	$20,108	0.515	
LINCOLN		8	0.691	0.240	0.153	0.423	36.220%	$5,687	$11,519	$11,832	0.493	
NONE		49	1.593	0.100	0.298	0.473	63.127%	$10,216	$19,127	$18,737	0.534	
COMBINATION		1	0.800	0.800	0.000	0.800	0.000%	$3,200	$4,000	$0	0.800	
LEWIS AND CLARK	COUNTY 05	247	1.593	0.100	0.206	0.481	42.885%	$10,901	$21,063	$19,372	0.517	
COMBINATION		2	0.391	0.339	0.037	0.365	10.141%	$3,045	$8,450	$2,192	0.360	
GALLATIN	COUNTY 06	2	0.391	0.339	0.037	0.365	10.141%	$3,045	$8,450	$2,192	0.360	
COMBINATION		5	0.967	0.512	0.211	0.749	28.256%	$10,405	$15,450	$8,289	0.673	
FLATHEAD	COUNTY 07	5	0.967	0.512	0.211	0.749	28.256%	$10,405	$15,450	$8,289	0.673	
COMBINATION		4	0.507	0.375	0.060	0.464	13.020%	$15,693	$31,950	$33,490	0.491	
POWDER RIVER	COUNTY 09	4	0.507	0.375	0.060	0.464	13.020%	$15,693	$31,950	$33,490	0.491	
COMBINATION		7	0.689	0.229	0.164	0.490	33.548%	$7,940	$15,914	$7,380	0.498	
CARBON	COUNTY 10	7	0.689	0.229	0.164	0.490	33.548%	$7,940	$15,914	$7,380	0.498	
FLORENCE		6	0.671	0.168	0.172	0.448	38.399%	$12,747	$25,133	$12,081	0.507	
NONE		54	2.992	0.102	0.671	0.739	90.888%	$11,922	$19,303	$16,724	0.617	
RAVALLI	COUNTY 13	60	2.992	0.102	0.644	0.710	90.790%	$12,005	$19,886	$16,332	0.603	

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COMBINATION		1	0.811	0.811	0.000	0.811	0.000%	$5,680	$7,000	$0	0.811	
CUSTER	COUNTY 14	1	0.811	0.811	0.000	0.811	0.000%	$5,680	$7,000	$0	0.811	
COMBINATION		5	0.523	0.200	0.138	0.447	30.969%	$16,935	$33,880	$16,381	0.499	
DAWSON	COUNTY 16	5	0.523	0.200	0.138	0.447	30.969%	$16,935	$33,880	$16,381	0.499	
DILLON		80	1.589	0.129	0.216	0.537	40.242%	$13,704	$25,601	$13,123	0.535	
LIMA		7	0.875	0.323	0.190	0.663	28.732%	$6,130	$9,836	$4,592	0.623	
WISDOM		9	0.650	0.210	0.138	0.414	33.346%	$1,688	$4,378	$4,924	0.385	
NONE		55	1.809	0.110	0.261	0.387	67.579%	$11,180	$29,792	$30,387	0.375	
COMBINATION		1	0.399	0.399	0.000	0.399	0.000%	$9,980	$25,000	$0	0.399	
BEAVERHEAD	COUNTY 18	152	1.809	0.110	0.241	0.480	50.166%	$11,706	$25,131	$21,610	0.465	
COMBINATION		1	0.696	0.696	0.000	0.696	0.000%	$4,875	$7,000	$0	0.696	
CHOUTEAU	COUNTY 19	1	0.696	0.696	0.000	0.696	0.000%	$4,875	$7,000	$0	0.696	
HARDIN		59	0.979	0.100	0.195	0.440	44.460%	$11,190	$23,887	$12,756	0.468	
COMBINATION		1	0.576	0.576	0.000	0.576	0.000%	$2,595	$4,500	$0	0.576	
BIG HORN	COUNTY 22	60	0.979	0.100	0.195	0.442	44.039%	$11,047	$23,564	$12,892	0.468	
ROUNDUP		41	1.778	0.133	0.312	0.589	53.099%	$7,918	$14,456	$12,350	0.547	
NONE		53	2.708	0.154	0.500	0.548	91.143%	$3,221	$8,939	$10,562	0.360	
COMBINATION		4	2.620	0.581	0.883	1.448	60.983%	$6,676	$6,638	$9,134	1.005	
MUSSELSHELL	COUNTY 23	98	2.708	0.133	0.479	0.602	79.571%	$5,327	$11,153	$11,551	0.477	
COMBINATION		1	1.458	1.458	0.000	1.458	0.000%	$43,760	$30,000	$0	1.458	
MADISON	COUNTY 25	1	1.458	1.458	0.000	1.458	0.000%	$43,760	$30,000	$0	1.458	
COMBINATION		1	0.448	0.448	0.000	0.448	0.000%	$8,736	$19,500	$0	0.448	
RICHLAND	COUNTY 27	1	0.448	0.448	0.000	0.448	0.000%	$8,736	$19,500	$0	0.448	
COMBINATION		3	1.212	0.496	0.364	0.895	40.708%	$7,330	$8,017	$1,998	0.914	
POWELL	COUNTY 28	3	1.212	0.496	0.364	0.895	40.708%	$7,330	$8,017	$1,998	0.914	
COLSTRIP		20	0.995	0.216	0.181	0.613	29.600%	$11,224	$17,613	$8,428	0.637	
FORSYTH		34	0.975	0.254	0.134	0.479	28.115%	$9,072	$20,187	$15,394	0.449	
COMBINATION		4	0.488	0.173	0.154	0.313	49.386%	$3,488	$11,688	$13,566	0.298	
ROSEBUD	COUNTY 29	58	0.995	0.173	0.172	0.513	33.561%	$9,429	$18,714	$13,256	0.503	

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LAND TO BLDG RATIO	LOCAL INDEX
ANACONDA		17	0.967	0.312	0.192	0.519	36.976%	$8,473	$17,889	$15,943	0.473		
COMBINATION		2	0.499	0.420	0.056	0.459	12.244%	$1,630	$3,500	$707	0.465		
DEER LODGE	COUNTY 30	19	0.967	0.312	0.182	0.513	35.574%	$7,753	$16,375	$15,702	0.473		
COMBINATION		4	1.151	0.419	0.337	0.649	51.967%	$6,849	$11,575	$7,496	0.591		
STILLWATER	COUNTY 32	4	1.151	0.419	0.337	0.649	51.967%	$6,849	$11,575	$7,496	0.591		
HYSHAM		9	1.066	0.186	0.267	0.409	65.278%	$1,468	$3,977	$3,249	0.369		
TREASURE	COUNTY 33	9	1.066	0.186	0.267	0.409	65.278%	$1,468	$3,977	$3,249	0.369		
NONE		6	0.742	0.426	0.121	0.558	21.670%	$4,541	$7,746	$5,526	0.586		
SANDERS	COUNTY 35	6	0.742	0.426	0.121	0.558	21.670%	$4,541	$7,746	$5,526	0.586		
COMBINATION		1	0.339	0.339	0.000	0.339	0.000%	$6,782	$20,000	$0	0.339		
DANIELS	COUNTY 37	1	0.339	0.339	0.000	0.339	0.000%	$6,782	$20,000	$0	0.339		
BAKER		104	2.900	0.100	0.416	0.614	67.734%	$11,731	$21,977	$15,856	0.533		
COMBINATION		3	1.900	0.785	0.558	1.361	41.014%	$6,083	$4,750	$1,887	1.280		
FALLON	COUNTY 39	107	2.900	0.100	0.435	0.635	68.517%	$11,573	$21,494	$15,891	0.538		
EKALAKA		13	2.728	0.288	0.661	0.930	71.030%	$7,087	$5,974	$4,337	1.186		
COMBINATION		1	0.488	0.488	0.000	0.488	0.000%	$1,465	$3,000	$0	0.488		
CARTER	COUNTY 42	14	2.728	0.288	0.646	0.899	71.854%	$6,685	$5,762	$4,242	1.160		
HARLOWTON		37	1.473	0.125	0.311	0.557	55.861%	$6,033	$10,764	$10,720	0.560		
JUDITH GAP		10	2.625	0.100	0.801	0.698	114.699%	$975	$2,980	$5,138	0.327		
COMBINATION		5	0.975	0.444	0.250	0.694	36.026%	$2,602	$3,335	$3,957	0.780		
WHEATLAND	COUNTY 44	52	2.625	0.100	0.436	0.597	73.077%	$4,730	$8,553	$9,965	0.553		
FALLON		5	0.927	0.447	0.231	0.636	36.368%	$3,757	$7,260	$12,779	0.517		
TERRY		20	1.440	0.250	0.343	0.693	49.624%	$6,903	$11,841	$15,678	0.582		
PRAIRIE	COUNTY 45	25	1.440	0.250	0.321	0.681	47.103%	$6,274	$10,925	$15,010	0.574		
PHILIPSBURG		15	1.165	0.140	0.266	0.580	45.910%	$5,451	$10,100	$6,476	0.539		
NONE		22	0.902	0.168	0.217	0.494	44.010%	$3,469	$6,987	$3,993	0.496		
COMBINATION		1	0.128	0.128	0.000	0.128	0.000%	$320	$2,500	$0	0.128		
GRANITE	COUNTY 46	38	1.165	0.128	0.244	0.518	47.125%	$4,168	$8,097	$5,304	0.514		

SALES RATIO STUDY

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LOCAL INDEX
MARTINSDALE		5	2.149	0.150	0.808	0.886	91.196%	$5,813	$9,690	$12,859	0.599	
WHITE SULPHUR SPRINGS		35	1.305	0.114	0.278	0.612	45.549%	$9,853	$15,606	$12,691	0.631	
NONE		12	1.292	0.164	0.326	0.668	48.864%	$6,051	$9,667	$5,800	0.625	
COMBINATION		1	1.428	1.428	0.000	1.428	0.000%	$200	$140	$0	1.428	
MEAGHER	COUNTY 47	53	2.149	0.114	0.376	0.666	56.459%	$8,429	$13,412	$11,676	0.628	
COMBINATION		3	0.644	0.421	0.128	0.495	26.025%	$12,718	$20,833	$27,858	0.610	
PARK	COUNTY 49	3	0.644	0.421	0.128	0.495	26.025%	$12,718	$20,833	$27,858	0.610	
BOULDER		14	0.842	0.488	0.123	0.676	18.202%	$12,595	$19,514	$8,721	0.645	
NONE		42	1.592	0.160	0.237	0.529	44.762%	$12,537	$25,899	$22,905	0.484	
COMBINATION		4	0.733	0.253	0.197	0.510	38.628%	$15,006	$27,250	$10,436	0.550	
JEFFERSON	COUNTY 51	60	1.592	0.160	0.220	0.562	39.108%	$12,715	$24,499	$19,867	0.519	
RYEGATE		7	1.425	0.450	0.387	0.782	49.559%	$6,070	$9,814	$7,970	0.618	
COMBINATION		3	0.800	0.500	0.167	0.607	27.577%	$2,418	$4,617	$6,429	0.523	
GOLDEN VALLEY	COUNTY 53	10	1.425	0.450	0.336	0.729	46.181%	$4,975	$8,255	$7,605	0.602	
COMBINATION		2	1.240	0.618	0.439	0.929	47.252%	$3,141	$5,038	$7,017	0.623	
PETROLEUM	COUNTY 55	2	1.240	0.618	0.439	0.929	47.252%	$3,141	$5,038	$7,017	0.623	
COMBINATION		3	0.695	0.395	0.162	0.508	32.015%	$3,304	$6,167	$1,605	0.535	
LINCOLN	COUNTY 56	3	0.695	0.395	0.162	0.508	32.015%	$3,304	$6,167	$1,605	0.535	
FINAL STATISTICS		1,680	2.992	0.100	0.335	0.570	58.786%	$11,016	$21,178	$19,175	0.520	

EDIT CRITERIA FOR INCLUSION IN SALE RATIO STUDY AND PARAMETERS USED FOR CALCULATION

EDIT CRITERIA USED FOR INCLUSION IN THIS ASSESSMENT—SALE RATIO STUDY

1) PROPERTY TYPE(S) REQUESTED: RESIDENTIAL
2) STRUCTURE TYPE(S) REQUESTED: ALL
3) MINIMUM SALE DATE ACCEPTED: 01/01/76
4) MAXIMUM SALE DATE ACCEPTED: 12/31/76
5) MINIMUM SALE RATIO ACCEPTED: 0.1
6) MAXIMUM SALE RATIO ACCEPTED: 3.0
7) NO CONDITION OF SALE
8) NO CONTINUED REVIEW NEEDED ON SALE

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LOCAL INDEX
COMBINATION		3	0.865	0.501	0.181	0.680	26.700%	$21,430	$36,000	$34,395	0.595	
CASCADE	COUNTY 02	3	0.865	0.501	0.181	0.680	26.700%	$21,430	$36,000	$34,395	0.595	
COMBINATION		2	0.501	0.194	0.217	0.347	62.489%	$9,603	$21,750	$18,738	0.441	
YELLOWSTONE	COUNTY 03	2	0.501	0.194	0.217	0.347	62.489%	$9,603	$21,750	$18,738	0.441	
COMBINATION		5	0.890	0.333	0.212	0.609	34.798%	$17,878	$29,560	$15,142	0.604	
MISSOULA	COUNTY 04	5	0.890	0.333	0.212	0.609	34.798%	$17,878	$29,560	$15,142	0.604	
COMBINATION		3	0.861	0.426	0.244	0.709	34.539%	$9,458	$14,833	$9,171	0.637	
LEWIS AND CLARK	COUNTY 05	3	0.861	0.426	0.244	0.709	34.539%	$9,458	$14,833	$9,171	0.637	
COMBINATION		1	0.233	0.233	0.000	0.233	0.000%	$2,330	$10,000	$0	0.233	
GALLATIN	COUNTY 06	1	0.233	0.233	0.000	0.233	0.000%	$2,330	$10,000	$0	0.233	
COMBINATION		5	1.569	0.320	0.508	0.687	74.038%	$11,688	$19,400	$24,108	0.602	
RAVALLI	COUNTY 13	5	1.569	0.320	0.508	0.687	74.038%	$11,688	$19,400	$24,108	0.602	
COMBINATION		1	0.206	0.206	0.000	0.206	0.000%	$16,445	$79,451	$0	0.206	
CUSTER	COUNTY 14	1	0.206	0.206	0.000	0.206	0.000%	$16,445	$79,451	$0	0.206	
ROUNDUP		67	2.571	0.192	0.440	0.712	61.845%	$6,482	$10,980	$12,341	0.590	
NONE		34	1.274	0.166	0.272	0.404	67.322%	$2,736	$7,623	$8,599	0.358	
COMBINATION		4	1.666	0.547	0.519	1.120	46.340%	$2,388	$3,280	$3,324	0.728	
MUSSELSHELL	COUNTY 23	105	2.571	0.166	0.430	0.628	68.407%	$5,113	$9,600	$11,156	0.532	
COMBINATION		2	0.947	0.431	0.365	0.689	52.919%	$7,093	$10,750	$1,768	0.659	
BLAINE	COUNTY 24	2	0.947	0.431	0.365	0.689	52.919%	$7,093	$10,750	$1,768	0.659	
COMBINATION		2	1.812	0.636	0.831	1.224	67.869%	$13,250	$12,500	$4,950	1.060	
ROSEBUD	COUNTY 29	2	1.812	0.636	0.831	1.224	67.869%	$13,250	$12,500	$4,950	1.060	
HYSHAM		5	1.260	0.244	0.366	0.697	52.459%	$5,520	$8,460	$6,003	0.652	
COMBINATION		1	0.760	0.760	0.000	0.760	0.000%	$190	$250	$0	0.760	
TREASURE	COUNTY 33	6	1.260	0.244	0.328	0.708	46.370%	$4,632	$7,092	$6,329	0.653	
COMBINATION		1	0.961	0.961	0.000	0.961	0.000%	$3,840	$3,995	$0	0.961	

SALES RATIO STUDY

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LAND TO BLDG RATIO	LOCAL INDEX
SANDERS	COUNTY 35	1	0.961	0.961	0.000	0.961	0.000%	$3,840	$3,995	$0	0.961		
BAKER		11	2.587	0.238	0.653	1.020	64.070%	$11,228	$12,233	$10,021	0.917		
COMBINATION		1	1.076	1.076	0.000	1.076	0.000%	$10,760	$10,000	$0	1.076		
FALLON	COUNTY 39	12	2.587	0.238	0.623	1.025	60.833%	$11,189	$12,047	$9,576	0.928		
EKALAKA		9	2.705	0.565	0.671	1.304	51.458%	$6,696	$6,250	$4,150	1.071		
CARTER	COUNTY 42	9	2.705	0.565	0.671	1.304	51.458%	$6,696	$6,250	$4,150	1.071		
HARLOWTON		32	1.230	0.200	0.253	0.697	36.322%	$6,766	$10,810	$9,543	0.625		
COMBINATION		4	0.472	0.300	0.076	0.408	18.741%	$1,910	$4,550	$7,005	0.419		
WHEATLAND	COUNTY 44	36	1.230	0.200	0.256	0.665	38.564%	$6,227	$10,115	$9,425	0.615		
TERRY		18	1.500	0.150	0.337	0.648	52.013%	$3,860	$5,844	$6,683	0.660		
PRAIRIE	COUNTY 45	18	1.500	0.150	0.337	0.648	52.013%	$3,860	$5,844	$6,683	0.660		
COMBINATION		1	1.283	1.283	0.000	1.283	0.000%	$3,080	$2,400	$0	1.283		
GRANITE	COUNTY 46	1	1.283	1.283	0.000	1.283	0.000%	$3,080	$2,400	$0	1.283		
FINAL STATISTICS		212	2.705	0.150	0.441	0.697	63.274%	$6,504	$10,867	$12,763	0.598		

EDIT CRITERIA FOR INCLUSION IN SALE RATIO STUDY AND PARAMETERS USED FOR CALCULATION

EDIT CRITERIA USED FOR INCLUSION IN THIS ASSESSMENT–SALE RATIO STUDY

1) PROPERTY TYPE(S) REQUESTED: RESIDENTIAL
2) STRUCTURE TYPE(S) REQUESTED: ALL
3) MINIMUM SALE DATE ACCEPTED: 01/01/75
4) MAXIMUM SALE DATE ACCEPTED: 12/31/75
5) MINIMUM SALE RATIO ACCEPTED: 0.1
6) MAXIMUM SALE RATIO ACCEPTED: 3.0
7) NO CONDITION OF SALE
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SALES RATIO STUDY

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LAND TO BLDG RATIO	LOCAL INDEX
COMBINATION		2	1.301	0.542	0.537	0.922	58.269%	$11,529	$16,150	$12,516	0.713		
CASCADE	COUNTY 02	2	1.301	0.542	0.537	0.922	58.269%	$11,529	$16,150	$12,516	0.713		
COMBINATION		1	0.739	0.739	0.000	0.739	0.000%	$39,945	$54,000	$0	0.739		
YELLOWSTONE	COUNTY 03	1	0.739	0.739	0.000	0.739	0.000%	$39,945	$54,000	$0	0.739		
COMBINATION		2	2.272	1.073	0.848	1.672	50.702%	$25,235	$17,613	$9,974	1.432		
MISSOULA	COUNTY 04	2	2.272	1.073	0.848	1.672	50.702%	$25,235	$17,613	$9,974	1.432		
COMBINATION		1	0.160	0.160	0.000	0.160	0.000%	$1,120	$7,000	$0	0.160		
LEWIS AND CLARK	COUNTY 05	1	0.160	0.160	0.000	0.160	0.000%	$1,120	$7,000	$0	0.160		
COMBINATION		3	0.754	0.465	0.144	0.604	23.974%	$9,811	$16,833	$8,752	0.582		
RAVALLI	COUNTY 13	3	0.754	0.465	0.144	0.604	23.974%	$9,811	$16,833	$8,752	0.582		
ROUNDUP		8	1.215	0.289	0.285	0.796	35.878%	$3,980	$5,875	$3,652	0.677		
NONE		32	2.012	0.157	0.425	0.495	85.853%	$2,471	$6,359	$4,879	0.388		
MUSSELSHELL	COUNTY 23	40	2.012	0.157	0.416	0.556	74.926%	$2,773	$6,262	$4,621	0.442		
COMBINATION		1	0.450	0.450	0.000	0.450	0.000%	$1,350	$3,000	$0	0.450		
TREASURE	COUNTY 33	1	0.450	0.450	0.000	0.450	0.000%	$1,350	$3,000	$0	0.450		
COMBINATION		4	1.945	0.910	0.478	1.238	38.680%	$11,120	$9,375	$2,428	1.186		
FALLON	COUNTY 39	4	1.945	0.910	0.478	1.238	38.680%	$11,120	$9,375	$2,428	1.186		
HARLOWTON		6	1.266	0.142	0.456	0.645	70.741%	$2,823	$4,108	$5,941	0.687		
COMBINATION		1	0.600	0.600	0.000	0.600	0.000%	$30	$50	$0	0.600		
WHEATLAND	COUNTY 44	7	1.266	0.142	0.417	0.638	65.287%	$2,424	$3,529	$5,635	0.686		
COMBINATION		2	1.352	0.917	0.307	1.135	27.094%	$15,747	$15,500	$12,021	1.015		
PRAIRIE	COUNTY 45	2	1.352	0.917	0.307	1.135	27.094%	$15,747	$15,500	$12,021	1.015		
COMBINATION		1	0.437	0.437	0.000	0.437	0.000%	$8,960	$20,500	$0	0.437		
GRANITE	COUNTY 46	1	0.437	0.437	0.000	0.437	0.000%	$8,960	$20,500	$0	0.437		
COMBINATION		1	2.371	2.371	0.000	2.371	0.000%	$8,300	$3,500	$0	2.371		
MEAGHER	COUNTY 47	1	2.371	2.371	0.000	2.371	0.000%	$8,300	$3,500	$0	2.371		

STATE OF MONTANA DEPARTMENT OF REVENUE 09/23/80
PROPERTY ASSESSMENT DIVISION -- MASS APPRAISAL BUREAU

SALES RATIO STUDY PAGE 2

MUNICIPALITY	NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF MEANS WEIGHTED	LAND TO BLDG RATIO	LOCAL INDEX
FINAL STATISTICS	65	2.371	0.142	0.519	0.693	74.880%	$5,638	$8,457	$8,689	0.666		

EDIT CRITERIA FOR INCLUSION IN SALE RATIO STUDY AND PARAMETERS USED FOR CALCULATION

EDIT CRITERIA USED FOR INCLUSION IN THIS ASSESSMENT–SALE RATIO STUDY

1) PROPERTY TYPE(S) REQUESTED: APARTMENT, COMMERCIAL
2) STRUCTURE TYPE(S) REQUESTED: ALL
3) MINIMUM SALE DATE ACCEPTED: 01/01/75
4) MAXIMUM SALE DATE ACCEPTED: 12/31/80
5) MINIMUM SALE RATIO ACCEPTED: 0.1
6) MAXIMUM SALE RATIO ACCEPTED: 3.0
7) NO CONDITION OF SALE
8) NO CONTINUED REVIEW NEEDED ON SALE

STATE OF MONTANA DEPARTMENT OF REVENUE 09/23/80
PROPERTY ASSESSMENT DIVISION -- MASS APPRAISAL BUREAU

SALES RATIO STUDY PAGE 1

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LOCAL INDEX
BUTTE		95	2.393	0.241	0.413	0.908	45.476%	$34,395	$44,007	$49,707	0.781	
NONE		6	1.140	0.188	0.346	0.544	63.662%	$69,281	$169,417	$151,617	0.408	
SILVER BOW	COUNTY 01	101	2.393	0.188	0.417	0.886	47.025%	$36,467	$51,457	$66,027	0.708	
GREAT FALLS		99	1.156	0.175	0.201	0.587	34.321%	$61,226	$100,681	$99,339	0.608	
COMBINATION		3	0.656	0.144	0.277	0.339	81.660%	$39,166	$144,983	$160,404	0.270	
CASCADE	COUNTY 02	102	1.156	0.144	0.206	0.580	35.631%	$60,577	$101,984	$100,704	0.593	
BILLINGS		46	0.955	0.250	0.185	0.566	32.721%	$54,506	$103,482	$80,041	0.526	
COMBINATION		3	0.740	0.158	0.292	0.428	68.283%	$41,177	$70,900	$55,583	0.580	
YELLOWSTONE	COUNTY 03	49	0.955	0.158	0.192	0.558	34.417%	$53,690	$101,487	$78,722	0.529	
MISSOULA		94	1.029	0.152	0.179	0.527	34.093%	$70,118	$132,935	$108,213	0.527	
NONE		18	1.348	0.220	0.284	0.677	41.949%	$92,111	$138,283	$141,160	0.666	
COMBINATION		1	1.114	1.114	0.000	1.114	0.000%	$161,560	$145,000	$0	1.114	
MISSOULA	COUNTY 04	113	1.348	0.152	0.211	0.556	38.105%	$74,431	$133,894	$112,929	0.555	
HELENA		114	1.161	0.121	0.199	0.550	36.290%	$45,179	$83,663	$71,642	0.540	
NONE		24	0.879	0.100	0.252	0.399	63.153%	$32,323	$86,823	$113,574	0.372	
COMBINATION		11	1.051	0.206	0.255	0.483	52.808%	$39,791	$82,273	$64,129	0.483	
LEWIS AND CLARK	COUNTY 05	149	1.161	0.100	0.219	0.521	42.003%	$42,710	$84,070	$78,757	0.508	
BELGRADE		5	0.457	0.242	0.094	0.342	27.498%	$25,208	$74,400	$33,080	0.338	
BOZEMAN		70	1.491	0.122	0.198	0.454	43.608%	$45,146	$103,628	$105,391	0.435	
WEST YELLOWSTONE		7	0.934	0.160	0.266	0.426	62.580%	$28,054	$68,871	$32,178	0.407	
NONE		7	0.805	0.151	0.200	0.397	50.373%	$70,030	$177,143	$299,496	0.395	
COMBINATION		13	1.032	0.131	0.244	0.406	60.280%	$20,892	$64,102	$53,639	0.325	
GALLATIN	COUNTY 06	102	1.491	0.122	0.204	0.436	46.793%	$41,612	$99,817	$118,535	0.416	
BIG FORK		7	0.871	0.264	0.192	0.484	39.733%	$93,493	$193,964	$150,703	0.482	
COLUMBIA FALLS		10	0.897	0.265	0.181	0.598	30.362%	$39,180	$65,690	$36,297	0.596	
KALISPELL		35	1.681	0.120	0.310	0.640	48.515%	$73,362	$107,887	$71,055	0.679	
WHITEFISH		17	1.924	0.100	0.447	0.631	70.893%	$65,522	$143,133	$201,272	0.457	
NONE		37	0.856	0.126	0.197	0.457	43.217%	$49,434	$123,102	$120,378	0.401	
COMBINATION		4	0.959	0.195	0.317	0.626	50.665%	$47,069	$85,625	$34,121	0.549	
FLATHEAD	COUNTY 07	110	1.924	0.100	0.295	0.563	52.399%	$61,320	$119,284	$120,403	0.514	
LEWISTOWN		18	0.758	0.160	0.161	0.458	35.134%	$21,251	$45,500	$21,429	0.467	
COMBINATION		10	0.928	0.232	0.194	0.439	44.327%	$3,816	$8,820	$8,108	0.432	
FERGUS	COUNTY 08	28	0.928	0.160	0.170	0.451	37.750%	$15,024	$32,400	$25,127	0.463	

SALES RATIO STUDY

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LOCAL INDEX
BROADUS		7	0.691	0.111	0.204	0.402	50.768%	$14,713	$32,929	$20,799	0.446	
COMBINATION		4	0.685	0.278	0.226	0.485	46.742%	$14,764	$31,596	$16,776	0.467	
POWDER RIVER	COUNTY 09	11	0.691	0.111	0.205	0.432	47.512%	$14,731	$32,444	$18,560	0.454	
BRIDGER		6	0.593	0.394	0.075	0.502	15.093%	$28,385	$57,607	$18,009	0.492	
RED LODGE		26	1.152	0.222	0.256	0.623	41.167%	$33,867	$68,355	$84,564	0.495	
COMBINATION		16	0.966	0.127	0.216	0.512	42.289%	$18,661	$37,350	$40,278	0.499	
CARBON	COUNTY 10	48	1.152	0.127	0.232	0.571	40.644%	$28,113	$56,677	$67,518	0.496	
MALTA		14	1.128	0.365	0.225	0.731	30.842%	$31,366	$37,275	$32,734	0.841	
COMBINATION		4	1.223	0.283	0.434	0.595	72.951%	$8,891	$15,631	$17,291	0.568	
PHILLIPS	COUNTY 11	18	1.223	0.283	0.275	0.701	39.211%	$26,372	$32,465	$30,950	0.812	
HAVRE		37	1.367	0.188	0.266	0.548	48.614%	$55,232	$116,675	$73,929	0.473	
COMBINATION		6	0.865	0.364	0.205	0.634	32.446%	$13,287	$24,835	$19,937	0.535	
HILL	COUNTY 12	43	1.367	0.188	0.258	0.560	46.145%	$49,379	$103,860	$75,953	0.475	
DARBY		6	0.311	0.114	0.070	0.249	28.039%	$16,741	$68,917	$26,533	0.242	
HAMILTON		28	1.847	0.192	0.302	0.407	74.283%	$30,547	$86,422	$43,368	0.353	
STEVENSVILLE		12	0.816	0.143	0.184	0.300	61.522%	$19,821	$63,883	$24,149	0.310	
NONE		10	2.147	0.122	0.606	0.473	128.246%	$27,549	$87,986	$78,731	0.313	
COMBINATION		4	1.255	0.356	0.445	0.587	75.737%	$10,279	$19,500	$7,326	0.527	
RAVALLI	COUNTY 13	60	2.147	0.114	0.350	0.393	89.006%	$25,170	$75,963	$48,007	0.331	
MILES CITY		27	1.393	0.252	0.326	0.742	43.957%	$88,849	$163,144	$324,718	0.544	
NONE		7	1.298	0.288	0.377	0.655	57.667%	$159,456	$183,561	$284,633	0.868	
COMBINATION		1	1.058	1.058	0.000	1.058	0.000%	$4,974	$4,700	$0	1.058	
CUSTER	COUNTY 14	35	1.393	0.252	0.333	0.733	45.404%	$100,574	$162,701	$309,439	0.618	
POLSON		21	0.821	0.197	0.168	0.432	38.853%	$34,183	$71,497	$53,016	0.478	
RONAN		18	1.082	0.204	0.231	0.512	45.211%	$16,738	$34,130	$26,697	0.490	
NONE		29	0.856	0.147	0.171	0.436	39.365%	$33,194	$77,818	$49,435	0.426	
COMBINATION		12	1.325	0.188	0.311	0.484	64.450%	$18,418	$41,246	$31,444	0.446	
LAKE	COUNTY 15	80	1.325	0.147	0.209	0.459	45.539%	$27,535	$60,843	$47,177	0.452	
GLENDIVE		18	1.315	0.348	0.289	0.706	41.015%	$97,592	$172,156	$288,187	0.566	
NONE		6	0.612	0.171	0.174	0.396	44.176%	$30,076	$67,250	$32,255	0.447	
COMBINATION		2	0.455	0.353	0.071	0.404	17.756%	$13,449	$33,000	$2,828	0.407	
DAWSON	COUNTY 16	26	1.315	0.171	0.290	0.611	47.538%	$75,539	$137,242	$244,144	0.550	
WOLF POINT		11	0.829	0.367	0.161	0.587	27.503%	$22,117	$36,264	$24,870	0.609	

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF MEANS WEIGHTED	LAND TO BLDG RATIO	LOCAL INDEX
COMBINATION		9	0.956	0.205	0.295	0.504	58.547%	$16,488	$32,856	$23,757	0.501		
ROOSEVELT	COUNTY 17	20	0.956	0.205	0.228	0.550	41.556%	$19,584	$34,730	$23,796	0.563		
DILLON		39	2.568	0.158	0.510	0.608	83.895%	$62,252	$100,391	$118,213	0.620		
LIMA		5	0.733	0.429	0.125	0.593	21.124%	$23,944	$50,600	$83,617	0.473		
WISDOM		6	0.827	0.221	0.229	0.497	46.026%	$11,263	$30,083	$25,637	0.374		
NONE		14	0.909	0.104	0.218	0.392	55.724%	$47,573	$134,534	$80,973	0.353		
COMBINATION		7	1.090	0.144	0.334	0.507	65.856%	$8,711	$21,814	$19,159	0.399		
BEAVERHEAD	COUNTY 18	71	2.568	0.104	0.414	0.545	76.035%	$47,072	$89,928	$103,064	0.523		
FORT BENTON		8	1.183	0.151	0.317	0.663	47.863%	$28,664	$53,588	$42,071	0.534		
COMBINATION		4	1.184	0.253	0.394	0.795	49.536%	$38,624	$45,575	$21,349	0.847		
CHOUTEAU	COUNTY 19	12	1.184	0.151	0.332	0.707	47.039%	$31,984	$50,917	$35,584	0.628		
GLASGOW		30	1.840	0.223	0.398	0.756	52.721%	$51,709	$88,860	$92,012	0.581		
COMBINATION		7	1.370	0.193	0.424	0.735	57.740%	$22,242	$38,643	$22,141	0.575		
VALLEY	COUNTY 20	37	1.840	0.193	0.397	0.752	52.867%	$46,134	$79,359	$85,436	0.581		
SHELBY		23	1.270	0.166	0.252	0.677	37.330%	$36,408	$56,090	$33,085	0.649		
SUNBURST		6	1.217	0.375	0.378	0.799	47.279%	$7,161	$9,763	$7,186	0.733		
COMBINATION		4	1.324	0.306	0.415	0.814	51.057%	$13,843	$17,875	$17,399	0.774		
TOOLE	COUNTY 21	33	1.324	0.166	0.293	0.715	40.974%	$28,355	$43,035	$34,614	0.658		
HARDIN		19	1.234	0.271	0.227	0.614	37.040%	$36,639	$62,357	$57,979	0.587		
COMBINATION		5	0.653	0.212	0.222	0.404	55.040%	$6,300	$19,785	$25,662	0.318		
BIG HORN	COUNTY 22	24	1.234	0.212	0.238	0.570	41.733%	$30,319	$53,488	$55,292	0.566		
ROUNDUP		31	1.633	0.160	0.428	0.775	55.292%	$21,277	$32,332	$64,497	0.658		
COMBINATION		4	1.292	0.184	0.464	0.700	66.359%	$40,394	$44,500	$38,310	0.907		
MUSSELSHELL	COUNTY 23	35	1.633	0.160	0.426	0.767	55.609%	$23,462	$33,723	$61,769	0.695		
CHINOOK		6	1.084	0.276	0.296	0.528	56.071%	$10,112	$25,367	$19,996	0.398		
COMBINATION		7	1.283	0.178	0.412	0.627	65.701%	$8,029	$26,486	$46,182	0.303		
BLAINE	COUNTY 24	13	1.283	0.178	0.352	0.581	60.589%	$8,990	$25,969	$35,119	0.346		
COMBINATION		3	1.101	0.377	0.392	0.651	60.253%	$8,272	$11,333	$5,924	0.729		
MADISON	COUNTY 25	3	1.101	0.377	0.392	0.651	60.253%	$8,272	$11,333	$5,924	0.729		
CONRAD		21	1.857	0.184	0.462	0.872	53.072%	$37,631	$50,180	$43,086	0.749		
VALIER		10	2.356	0.150	0.607	0.945	64.251%	$7,045	$9,420	$7,593	0.747		

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COMBINATION		7	2.308	0.186	0.919	0.947	97.039%	$14,321	$32,475	$25,210	0.440	
PONDERA	COUNTY 26	38	2.356	0.150	0.586	0.905	64.789%	$25,288	$36,192	$37,788	0.698	
FAIRVIEW		13	2.292	0.179	0.549	0.757	72.532%	$13,764	$23,555	$18,935	0.584	
SIDNEY		23	0.696	0.117	0.142	0.412	34.582%	$31,424	$69,702	$54,784	0.450	
COMBINATION		3	0.929	0.246	0.373	0.499	74.807%	$11,928	$34,300	$28.792	0.347	
RICHLAND	COUNTY 27	39	2.292	0.117	0.375	0.534	70.216%	$24,038	$51,596	$48,842	0.465	
COMBINATION		5	2.025	0.225	0.742	1.075	69.081%	$19,387	$31,200	$24,976	0.621	
POWELL	COUNTY 28	5	2.025	0.225	0.742	1.075	69.081%	$19,387	$31,200	$24,976	0.621	
FORSYTH		14	1.609	0.190	0.380	0.612	62.169%	$16,291	$34,571	$23,764	0.471	
COMBINATION		8	1.966	0.222	0.578	0.656	88.136%	$14,320	$27,278	$29,533	0.524	
ROSEBUD	COUNTY 29	22	1.966	0.190	0.449	0.628	71.499%	$15,575	$31,919	$25,558	0.487	
ANACONDA		15	1.254	0.156	0.336	0.749	44.896%	$32,564	$45,720	$42,594	0.712	
COMBINATION		2	0.737	0.423	0.221	0.580	38.191%	$25,843	$42,500	$10,607	0.608	
DEER LODGE	COUNTY 30	17	1.254	0.156	0.324	0.729	44.476%	$31,774	$45,341	$39,946	0.700	
CHOTEAU		10	1.026	0.294	0.269	0.670	40.199%	$33,224	$46,121	$25,275	0.720	
DUTTON		6	1.000	0.367	0.238	0.546	43.603%	$6,682	$14,940	$11,284	0.447	
FAIRFIELD		9	0.815	0.280	0.182	0.507	36.058%	$14,628	$29,944	$25,431	0.488	
NONE		5	0.880	0.130	0.292	0.387	75.453%	$3,016	$7,576	$15,335	0.398	
COMBINATION		2	0.399	0.262	0.096	0.330	29.274%	$11,475	$32,806	$13,002	0.349	
TETON	COUNTY 31	32	1.026	0.130	0.250	0.535	46.674%	$16,938	$28,870	$24,834	0.586	
ABSAROKEE		5	0.396	0.159	0.106	0.269	39.357%	$13,943	$55,818	$43,075	0.249	
COMBINATION		8	0.820	0.111	0.287	0.364	78.666%	$20,556	$57,683	$30,709	0.356	
STILLWATER	COUNTY 32	13	0.820	0.111	0.232	0.328	70.915%	$18,013	$56,966	$34,197	0.316	
HYSHAM		5	0.567	0.194	0.149	0.324	46.115%	$8,287	$30,700	$28,473	0.269	
TREASURE	COUNTY 33	5	0.567	0.194	0.149	0.324	46.115%	$8,287	$30,700	$28,473	0.269	
MEDICINE LAKE		8	2.850	0.168	0.879	0.840	104.683%	$10,143	$27,525	$30,571	0.368	
PLENTYWOOD		14	1.067	0.300	0.231	0.557	41.514%	$21,440	$41,021	$31,670	0.522	
COMBINATION		4	2.075	0.375	0.793	1.030	76.985%	$3,103	$4,425	$6,428	0.701	
SHERIDAN	COUNTY 34	26	2.850	0.168	0.595	0.717	83.027%	$15,143	$31,238	$31,004	0.484	
NONE		5	0.543	0.119	0.164	0.310	53.054%	$16,165	$53,700	$31,594	0.301	
COMBINATION		6	1.447	0.205	0.445	0.698	63.794%	$21,757	$31,183	$29,224	0.697	

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SANDERS	COUNTY 35	11	1.447	0.119	0.388	0.521	74.510%	$19,215	$41,418	$31,058	0.463	
COMBINATION		3	1.243	0.324	0.480	0.702	68.355%	$8,409	$10,010	$4,485	0.840	
JUDITH BASIN	COUNTY 36	3	1.243	0.324	0.480	0.702	68.355%	$8,409	$10,010	$4,485	0.840	
SCOBY		6	1.605	0.202	0.491	0.681	72.178%	$13,532	$38,500	$55,702	0.351	
NO-NAME		5	0.910	0.254	0.251	0.640	39.337%	$31,401	$47,507	$28,578	0.660	
COMBINATION		1	0.444	0.444	0.000	0.444	0.000%	$7,551	$17,000	$0	0.444	
DANIELS	COUNTY 37	12	1.605	0.202	0.370	0.644	57.510%	$20,479	$40,461	$42,214	0.506	
BROWNING		8	1.246	0.331	0.352	0.742	47.519%	$30,198	$54,450	$61,735	0.554	
CUT BANK		27	1.107	0.141	0.243	0.523	46.509%	$26,638	$60,368	$73,461	0.441	
NONE		6	0.482	0.150	0.126	0.308	41.137%	$11,456	$37,500	$21,824	0.305	
COMBINATION		2	0.582	0.525	0.040	0.554	7.241%	$10,363	$19,500	$21,920	0.531	
GLACIER	COUNTY 38	43	1.246	0.141	0.273	0.535	51.144%	$24,425	$54,175	$64,543	0.450	
BAKER		36	2.370	0.203	0.520	0.743	70.092%	$21,201	$34,165	$24,000	0.620	
COMBINATION		5	2.503	0.215	0.966	0.844	114.435%	$68,671	$58,480	$31,936	1.174	
FALLON	COUNTY 39	41	2.503	0.203	0.576	0.755	76.263%	$26,990	$37,130	$25,902	0.726	
COMBINATION		1	0.696	0.696	0.000	0.696	0.000%	$20,905	$30,000	$0	0.696	
SWEET GRASS	COUNTY 40	1	0.696	0.696	0.000	0.696	0.000%	$20,905	$30,000	$0	0.696	
COMBINATION		4	0.603	0.311	0.134	0.469	28.626%	$12,487	$25,375	$8,635	0.492	
MCCONE	COUNTY 41	4	0.603	0.311	0.134	0.469	28.626%	$12,487	$25,375	$8,635	0.492	
EKALAKA		20	2.856	0.157	0.873	1.145	76.200%	$19,407	$24,407	$26,620	0.795	
COMBINATION		7	0.609	0.116	0.207	0.334	62.057%	$10,006	$31,786	$19,078	0.314	
CARTER	COUNTY 42	27	2.856	0.116	0.835	0.935	89.316%	$16,969	$26,320	$24,753	0.644	
TOWSEND		6	1.247	0.383	0.313	0.621	50.515%	$45,790	$91,167	$83,607	0.502	
COMBINATION		4	0.649	0.401	0.109	0.536	20.336%	$18,559	$36,125	$16,685	0.513	
BROADWATER	COUNTY 43	10	1.247	0.383	0.246	0.587	41.929%	$34,898	$69,150	$69,167	0.504	
HARLOWTON		22	1.847	0.271	0.483	0.859	56.292%	$13,619	$21,781	$21,061	0.625	
COMBINATION		5	1.300	0.219	0.383	0.735	52.135%	$4,454	$9,540	$9,969	0.466	
WHEATLAND	COUNTY 44	27	1.847	0.219	0.462	0.836	55.311%	$11,922	$19,514	$19,926	0.610	
TERRY		15	1.627	0.158	0.351	0.742	47.292%	$23,017	$34,807	$28,400	0.661	

SALES RATIO STUDY

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LOCAL INDEX
COMBINATION		2	1.190	0.107	0.765	0.648	118.059%	$2,270	$3,500	$0	0.648	
PRAIRIE	COUNTY 45	17	1.627	0.107	0.381	0.731	52.150%	$20,576	$31,123	$28,529	0.661	
DRUMMOND		5	1.112	0.279	0.331	0.602	54.934%	$25,880	$39,300	$21,487	0.658	
PHILIPSBURG		10	2.914	0.220	0.749	1.028	72.904%	$16,765	$28,139	$33,462	0.595	
COMBINATION		3	0.814	0.298	0.258	0.545	47.475%	$12,897	$22,667	$8,736	0.568	
GRANITE	COUNTY 46	18	2.914	0.220	0.619	0.829	74.693%	$18,652	$30,327	$27,336	0.615	
WHITE SULPHUR SPRINGS		19	1.691	0.289	0.335	0.728	46.035%	$14,104	$21,050	$14,004	0.670	
COMBINATION		7	1.585	0.191	0.467	0.708	65.910%	$12,723	$22,171	$19,125	0.573	
MEAGHER	COUNTY 47	26	1.691	0.191	0.365	0.722	50.510%	$13,732	$21,352	$15,140	0.643	
CHESTER		6	1.597	0.111	0.576	0.765	75.318%	$19,177	$18,367	$21,453	1.044	
COMBINATION		2	0.682	0.303	0.267	0.493	54.344%	$18,489	$37,500	$0	0.493	
LIBERTY	COUNTY 48	8	1.597	0.111	0.513	0.697	73.618%	$19,005	$23,150	$20,179	0.820	
LIVINGSTON		15	1.204	0.190	0.252	0.475	53.245%	$35,587	$77,838	$65,967	0.457	
NONE		5	0.465	0.252	0.083	0.324	25.632%	$27,764	$83,600	$40,955	0.332	
COMBINATION		4	0.706	0.108	0.259	0.468	55.399%	$25,873	$68,201	$38,098	0.379	
PARK	COUNTY 49	24	1.204	0.108	0.229	0.442	51.920%	$32,338	$77,432	$56,152	0.417	
WHITEHALL		5	1.014	0.481	0.256	0.733	34.943%	$15,566	$20,400	$5,727	0.763	
COMBINATION		8	1.151	0.181	0.353	0.639	55.216%	$27,639	$51,313	$50,701	0.538	
JEFFERSON	COUNTY 51	13	1.151	0.181	0.311	0.675	46.071%	$22,995	$39,423	$41,899	0.583	
COMBINATION		3	0.961	0.625	0.181	0.754	23.991%	$5,275	$6,833	$1,044	0.771	
GOLDEN VALLEY	COUNTY 53	3	0.961	0.625	0.181	0.754	23.991%	$5,275	$6,833	$1,044	0.771	
SUPERIOR		10	0.897	0.290	0.197	0.525	37.599%	$25,253	$48,709	$25,180	0.518	
NONE		5	0.546	0.315	0.092	0.476	19.495%	$22,140	$46,692	$25,583	0.474	
COMBINATION		5	0.868	0.448	0.160	0.627	25.610%	$36,324	$64,863	$70,658	0.560	
MINERAL	COUNTY 54	20	0.897	0.290	0.170	0.538	31.583%	$27,242	$52,243	$39,317	0.521	
LIBBY		19	2.256	0.446	0.446	0.807	55.240%	$33,711	$53,085	$43,809	0.635	
TROY		5	1.880	0.262	0.610	0.844	72.254%	$26,443	$36,881	$19,777	0.716	
NONE		23	1.123	0.230	0.251	0.582	43.158%	$29,559	$58,932	$46,585	0.501	
COMBINATION		5	2.542	0.502	0.823	1.125	73.181%	$12,796	$14,700	$15,688	0.870	
LINCOLN	COUNTY 56	52	2.542	0.230	0.456	0.741	61.540%	$29,165	$50,422	$42,917	0.578	

SALES RATIO STUDY

MUNICIPALITY	NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF MEANS WEIGHTED	LAND TO BLDG RATIO	LOCAL INDEX
FINAL STATISTICS	1,880	2.914	0.100	0.366	0.608	60.305%	$38,676	$72,628	$95,417	0.532		

EDIT CRITERIA FOR INCLUSION IN SALE RATIO STUDY AND PARAMETERS USED FOR CALCULATION

EDIT CRITERIA USED FOR INCLUSION IN THIS ASSESSMENT—SALE RATIO STUDY

1) PROPERTY TYPE(S) REQUESTED: APARTMENT, COMMERCIAL
2) STRUCTURE TYPE(S) REQUESTED: ALL
3) MINIMUM SALE DATE ACCEPTED: 01/01/80
4) MAXIMUM SALE DATE ACCEPTED: 12/31/80
5) MINIMUM SALE RATIO ACCEPTED: 0.1
6) MAXIMUM SALE RATIO ACCEPTED: 3.0
7) NO CONDITION OF SALE
8) NO CONTINUED REVIEW NEEDED ON SALE

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LOCAL INDEX
BUTTE		7	0.953	0.599	0.138	0.725	19.139%	$23,722	$34,429	$29,825	0.689	
SILVER BOW	COUNTY 01	7	0.953	0.599	0.138	0.725	19.139%	$23,722	$34,429	$29,825	0.689	
GREAT FALLS		16	0.853	0.318	0.169	0.562	30.028%	$84,168	$128,504	$184,399	0.654	
COMBINATION		1	0.217	0.217	0.000	0.217	0.000%	$71,613	$330,000	$0	0.217	
CASCADE	COUNTY 02	17	0.853	0.217	0.183	0.542	33.896%	$83,430	$140,356	$185,112	0.594	
MISSOULA		27	0.811	0.152	0.151	0.500	30.233%	$45,685	$88,560	$58,813	0.515	
COMBINATION		4	0.720	0.220	0.251	0.442	56.762%	$50,281	$148,875	$112,088	0.337	
MISSOULA	COUNTY 04	31	0.811	0.152	0.162	0.493	33.045%	$46,278	$96,343	$68,385	0.480	
HELENA		21	0.804	0.262	0.138	0.533	26.050%	$53,885	$100,581	$88,714	0.535	
COMBINATION		3	0.509	0.206	0.154	0.375	41.163%	$18,228	$41,333	$29,144	0.441	
LEWIS AND CLARK	COUNTY 05	24	0.804	0.206	0.147	0.513	28.671%	$49,428	$93,175	$85,546	0.530	
COLUMBIA FALLS		5	0.705	0.265	0.181	0.579	31.367%	$39,623	$72,380	$41,869	0.547	
KALISPELL		11	1.681	0.204	0.438	0.763	57.478%	$78,797	$97,000	$76,751	0.812	
WHITEFISH		5	1.210	0.239	0.402	0.676	59.555%	$106,380	$242,280	$360,450	0.439	
NONE		12	0.856	0.126	0.241	0.416	57.889%	$66,845	$176,479	$174,915	0.378	
COMBINATION		2	0.659	0.195	0.328	0.427	76.826%	$48,423	$114,750	$3,889	0.421	
FLATHEAD	COUNTY 07	35	1.681	0.126	0.352	0.586	60.171%	$71,308	$142,501	$174,450	0.500	
COMBINATION		3	0.685	0.278	0.232	0.547	42.496%	$14,698	$25,461	$14,014	0.577	
POWDER RIVER	COUNTY 09	3	0.685	0.278	0.232	0.547	42.496%	$14,698	$25,461	$14,014	0.577	
COMBINATION		5	0.845	0.346	0.209	0.562	37.232%	$33,768	$62,800	$19,473	0.537	
CARBON	COUNTY 10	5	0.845	0.346	0.209	0.562	37.232%	$33,768	$62,800	$19,473	0.537	
COMBINATION		1	0.816	0.816	0.000	0.816	0.000%	$22,870	$28,000	$0	0.816	
PHILLIPS	COUNTY 11	1	0.816	0.816	0.000	0.816	0.000%	$22,870	$28,000	$0	0.816	
COMBINATION		6	0.520	0.315	0.087	0.408	21.335%	$29,024	$72,817	$47,437	0.398	
HILL	COUNTY 12	6	0.520	0.315	0.087	0.408	21.335%	$29,024	$72,817	$47,437	0.398	
COMBINATION		6	0.546	0.259	0.111	0.337	33.004%	$26,633	$85,117	$72,606	0.312	
RAVALLI	COUNTY 13	6	0.546	0.259	0.111	0.337	33.004%	$26,633	$85,117	$72,606	0.312	
MILES CITY		5	0.912	0.567	0.141	0.688	20.554%	$96,343	$121,118	$147,008	0.795	

SALES RATIO STUDY

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LOCAL INDEX
CUSTER	COUNTY 14	5	0.912	0.567	0.141	0.688	20.554%	$96,343	$121,118	$147,008	0.795	
COMBINATION		10	0.483	0.221	0.081	0.357	22.792%	$20,928	$58,754	$38,721	0.356	
LAKE	COUNTY 15	10	0.483	0.221	0.081	0.357	22.792%	$20,928	$58,754	$38,721	0.356	
COMBINATION		3	0.550	0.171	0.197	0.393	50.176%	$18,755	$42,167	$24,105	0.444	
DAWSON	COUNTY 16	3	0.550	0.171	0.197	0.393	50.176%	$18,755	$42,167	$24,105	0.444	
COMBINATION		1	0.373	0.373	0.000	0.373	0.000%	$95,520	$255,500	$0	0.373	
BEAVERHEAD	COUNTY 18	1	0.373	0.373	0.000	0.373	0.000%	$95,520	$255,500	$0	0.373	
GLASGOW		7	1.279	0.344	0.384	0.724	53.004%	$53,122	$106,199	$110,368	0.500	
VALLEY	COUNTY 20	7	1.279	0.344	0.384	0.724	53.004%	$53,122	$106,199	$110,368	0.500	
COMBINATION		6	1.324	0.421	0.379	0.840	45.078%	$31,250	$42,063	$30,693	0.742	
TOOLE	COUNTY 21	6	1.324	0.421	0.379	0.840	45.078%	$31,250	$42,063	$30,693	0.742	
COMBINATION		1	0.755	0.755	0.000	0.755	0.000%	$42,905	$56,800	$0	0.755	
BIG HORN	COUNTY 22	1	0.755	0.755	0.000	0.755	0.000%	$42,905	$56,800	$0	0.755	
COMBINATION		4	1.361	0.479	0.391	0.827	47.291%	$58,440	$111,875	$171,702	0.522	
MUSSELSHELL	COUNTY 23	4	1.361	0.479	0.391	0.827	47.291%	$58,440	$111,875	$171,702	0.522	
CONRAD		7	1.258	0.184	0.343	0.615	55.768%	$45,864	$75,879	$63,303	0.604	
COMBINATION		5	2.356	0.350	0.848	1.000	84.847%	$6,958	$13,300	$15,348	0.523	
PONDERA	COUNTY 26	12	2.356	0.184	0.604	0.775	77.930%	$29,653	$49,805	$57,530	0.595	
COMBINATION		6	1.001	0.117	0.294	0.459	64.051%	$11,732	$25,250	$10,760	0.464	
RICHLAND	COUNTY 27	6	1.001	0.117	0.294	0.459	64.051%	$11,732	$25,250	$10,760	0.464	
COMBINATION		3	2.025	0.770	0.645	1.485	43.455%	$15,667	$14,500	$13,702	1.080	
POWELL	COUNTY 28	3	2.025	0.770	0.645	1.485	43.455%	$15,667	$14,500	$13,702	1.080	
COMBINATION		5	1.966	0.196	0.764	0.608	125.725%	$16,784	$42,155	$35,640	0.398	
ROSEBUD	COUNTY 29	5	1.966	0.196	0.764	0.608	125.725%	$16,784	$42,155	$35,640	0.398	
COMBINATION		1	0.618	0.618	0.000	0.618	0.000%	$19,793	$32,000	$0	0.618	

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LOCAL INDEX
DEER LODGE	COUNTY 30	1	0.618	0.618	0.000	0.618	0.000%	$19,793	$32,000	$0	0.618	
COMBINATION		1	0.739	0.739	0.000	0.739	0.000%	$25,130	$34,000	$0	0.739	
TETON	COUNTY 31	1	0.739	0.739	0.000	0.739	0.000%	$25,130	$34,000	$0	0.739	
COMBINATION		2	0.167	0.148	0.013	0.158	8.585%	$14,803	$91,562	$47,287	0.161	
STILLWATER	COUNTY 32	2	0.167	0.148	0.013	0.158	8.585%	$14,803	$91,562	$47,287	0.161	
COMBINATION		4	0.658	0.168	0.203	0.441	46.215%	$18,214	$54,425	$51,044	0.334	
SHERIDAN	COUNTY 34	4	0.658	0.168	0.203	0.441	46.215%	$18,214	$54,425	$51,044	0.334	
COMBINATION		1	0.416	0.416	0.000	0.416	0.000%	$16,640	$40,000	$0	0.416	
GLACIER	COUNTY 38	1	0.416	0.416	0.000	0.416	0.000%	$16,640	$40,000	$0	0.416	
COMBINATION		3	1.751	0.377	0.745	0.897	83.003%	$23,970	$29,137	$18,285	0.822	
FALLON	COUNTY 39	3	1.751	0.377	0.745	0.897	83.003%	$23,970	$29,137	$18,285	0.822	
COMBINATION		4	0.907	0.172	0.338	0.410	82.524%	$3,793	$8,375	$5,706	0.452	
CARTER	COUNTY 42	4	0.907	0.172	0.338	0.410	82.524%	$3,793	$8,375	$5,706	0.452	
COMBINATION		1	0.869	0.869	0.000	0.869	0.000%	$37,375	$42,999	$0	0.869	
PRAIRIE	COUNTY 45	1	0.869	0.869	0.000	0.869	0.000%	$37,375	$42,999	$0	0.869	
COMBINATION		3	0.770	0.553	0.118	0.633	18.745%	$12,610	$20,000	$8,000	0.630	
GRANITE	COUNTY 46	3	0.770	0.553	0.118	0.633	18.745%	$12,610	$20,000	$8,000	0.630	
COMBINATION		1	0.590	0.590	0.000	0.590	0.000%	$15,942	$27,000	$0	0.590	
MEAGHER	COUNTY 47	1	0.590	0.590	0.000	0.590	0.000%	$15,942	$27,000	$0	0.590	
COMBINATION		3	1.597	0.698	0.453	1.113	40.701%	$17,974	$14,667	$5,506	1.225	
LIBERTY	COUNTY 48	3	1.597	0.698	0.453	1.113	40.701%	$17,974	$14,667	$5,506	1.225	
COMBINATION		4	0.673	0.499	0.073	0.573	12.784%	$27,853	$49,897	$27,439	0.558	
MINERAL	COUNTY 54	4	0.673	0.499	0.073	0.573	12.784%	$27,853	$49,897	$27,439	0.558	
COMBINATION		5	1.000	0.492	0.210	0.682	30.775%	$18,501	$30,970	$17,580	0.597	
LINCOLN	COUNTY 56	5	1.000	0.492	0.210	0.682	30.775%	$18,501	$30,970	$17,580	0.597	

SALES RATIO STUDY

MUNICIPALITY	NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LOCAL INDEX
FINAL STATISTICS	231	2.356	0.117	0.337	0.584	57.746%	$43,752	$84,148	$108,179	0.519	

EDIT CRITERIA FOR INCLUSION IN SALE RATIO STUDY AND PARAMETERS USED FOR CALCULATION

EDIT CRITERIA USED FOR INCLUSION IN THIS ASSESSMENT–SALE RATIO STUDY

1) PROPERTY TYPE(S) REQUESTED: APARTMENT, COMMERCIAL
2) STRUCTURE TYPE(S) REQUESTED: ALL
3) MINIMUM SALE DATE ACCEPTED: 01/01/79
4) MAXIMUM SALE DATE ACCEPTED: 12/31/79
5) MINIMUM SALE RATIO ACCEPTED: 0.1
6) MAXIMUM SALE RATIO ACCEPTED: 3.0
7) NO CONDITION OF SALE
8) NO CONTINUED REVIEW NEEDED ON SALE

SALES RATIO STUDY

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LOCAL INDEX
BUTTE		31	2.167	0.267	0.403	0.855	47.165%	$23,141	$33,231	$30,382	0.696	
NONE		5	1.140	0.188	0.344	0.609	56.597%	$75,831	$170,300	$169,496	0.445	
SILVER BOW	COUNTY 01	36	2.167	0.188	0.400	0.821	48.793%	$30,459	$52,268	$79,911	0.582	
GREAT FALLS		41	0.981	0.287	0.189	0.558	33.953%	$48,377	$84,418	$63,137	0.573	
COMBINATION		1	0.656	0.656	0.000	0.656	0.000%	$39,378	$59,950	$0	0.656	
CASCADE	COUNTY 02	42	0.981	0.287	0.187	0.560	33.508%	$48,163	$83,835	$62,477	0.574	
BILLINGS		17	0.955	0.250	0.199	0.585	34.038%	$55,015	$107,786	$92,915	0.510	
COMBINATION		1	0.387	0.387	0.000	0.387	0.000%	$21,330	$55,000	$0	0.387	
YELLOWSTONE	COUNTY 03	18	0.955	0.250	0.198	0.574	34.613%	$53,144	$104,854	$90,995	0.506	
MISSOULA		34	1.029	0.209	0.205	0.534	38.473%	$64,444	$133,576	$129,992	0.482	
NONE		7	0.904	0.576	0.115	0.701	16.410%	$72,719	$105,700	$165,324	0.687	
MISSOULA	COUNTY 04	41	1.029	0.209	0.202	0.562	35.930%	$65,857	$128,817	$134,734	0.511	
HELENA		40	1.161	0.156	0.209	0.508	41.244%	$37,397	$75,404	$51,790	0.495	
NONE		15	0.870	0.100	0.260	0.354	73.482%	$26,916	$92,696	$141,684	0.290	
COMBINATION		5	1.051	0.337	0.281	0.572	49.245%	$49,923	$92,000	$84,231	0.542	
LEWIS AND CLARK	COUNTY 05	60	1.161	0.100	0.236	0.475	49.708%	$35,820	$81,110	$84,164	0.441	
BOZEMAN		11	0.693	0.268	0.154	0.489	31.531%	$60,137	$133,636	$79,259	0.450	
COMBINATION		7	0.410	0.190	0.076	0.307	24.839%	$25,178	$84,929	$51,133	0.296	
GALLATIN	COUNTY 06	18	0.693	0.190	0.156	0.418	37.319%	$46,542	$114,694	$72,216	0.405	
BIG FORK		5	0.871	0.264	0.218	0.524	41.659%	$103,486	$197,900	$180,106	0.522	
COLUMBIA FALLS		5	0.897	0.409	0.200	0.617	32.532%	$38,737	$59,000	$33,159	0.656	
KALISPELL		21	0.974	0.120	0.226	0.565	39.974%	$69,846	$113,336	$74,425	0.616	
WHITEFISH		9	1.076	0.100	0.284	0.483	58.804%	$47,842	$105,762	$74,693	0.452	
NONE		21	0.840	0.256	0.170	0.491	34.703%	$43,292	$99,501	$77,173	0.435	
COMBINATION		2	0.959	0.689	0.190	0.824	23.114%	$45,715	$56,500	$9,192	0.809	
FLATHEAD	COUNTY 07	63	1.076	0.100	0.217	0.538	40.356%	$57,286	$108,237	$86,941	0.529	
LEWISTOWN		6	0.758	0.366	0.131	0.517	25.476%	$24,953	$49,167	$31,958	0.507	
COMBINATION		2	0.494	0.400	0.066	0.447	14.883%	$5,043	$10,250	$13,789	0.492	
FERGUS	COUNTY 08	8	0.758	0.366	0.118	0.499	23.761%	$19,975	$39,438	$32,882	0.506	
BROADUS		5	0.551	0.210	0.143	0.402	35.583%	$16,314	$38,900	$20,516	0.419	
COMBINATION		1	0.299	0.299	0.000	0.299	0.000%	$14,960	$50,000	$0	0.299	
POWDER RIVER	COUNTY 09	6	0.551	0.210	0.134	0.385	34.997%	$16,088	$40,750	$18,902	0.394	

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LOCAL INDEX RATIO
RED LODGE		11	0.670	0.222	0.170	0.448	38.014%	$31,692	$89,500	$120,314	0.354	
COMBINATION		14	0.840	0.127	0.185	0.507	36.564%	$24,684	$48,124	$40,076	0.512	
CARBON	COUNTY 10	25	0.840	0.127	0.177	0.481	36.945%	$27,767	$66,330	$85,678	0.418	
MALTA		8	1.128	0.365	0.261	0.699	37.389%	$27,501	$33,431	$32,736	0.822	
COMBINATION		2	1.223	0.283	0.664	0.753	88.162%	$4,357	$3,763	$4,578	1.157	
PHILLIPS	COUNTY 11	10	1.223	0.283	0.320	0.710	45.123%	$22,872	$27,497	$31,501	0.831	
HAVRE		18	1.367	0.188	0.296	0.579	51.108%	$64,927	$134,095	$78,674	0.484	
COMBINATION		1	0.755	0.755	0.000	0.755	0.000%	$23,058	$30,512	$0	0.755	
HILL	COUNTY 12	19	1.367	0.188	0.290	0.588	49.361%	$62,724	$128,643	$80,066	0.487	
HAMILTON		10	1.847	0.231	0.493	0.468	105.444%	$22,553	$66,628	$25,893	0.338	
STEVENSVILLE		7	0.489	0.201	0.100	0.273	36.645%	$17,503	$67,414	$20,246	0.259	
COMBINATION		9	0.420	0.114	0.105	0.263	39.927%	$18,189	$70,985	$53,381	0.256	
RAVALLI	COUNTY 13	26	1.847	0.114	0.321	0.344	93.322%	$19,683	$68,348	$35,433	0.287	
MILES CITY		12	1.285	0.266	0.319	0.687	46.476%	$53,364	$70,501	$61,568	0.756	
NONE		5	1.298	0.288	0.393	0.768	51.209%	$214,353	$230,946	$333,752	0.928	
CUSTER	COUNTY 14	17	1.298	0.266	0.332	0.711	46.696%	$100,714	$117,690	$190,085	0.855	
POLSON		10	0.821	0.197	0.190	0.432	43.957%	$37,587	$76,225	$45,412	0.493	
RONAN		10	0.916	0.204	0.207	0.519	39.934%	$21,533	$42,075	$33,015	0.511	
NONE		6	0.802	0.213	0.218	0.437	50.007%	$25,096	$61,143	$45,312	0.410	
COMBINATION		6	0.748	0.234	0.185	0.476	38.981%	$20,679	$36,550	$26,879	0.565	
LAKE	COUNTY 15	32	0.916	0.197	0.194	0.469	41.425%	$27,058	$55,286	$40,437	0.489	
GLENDIVE		10	1.315	0.382	0.279	0.736	37.950%	$135,158	$237,280	$373,550	0.569	
COMBINATION		4	0.612	0.250	0.155	0.421	36.882%	$34,593	$76,500	$33,050	0.452	
DAWSON	COUNTY 16	14	1.315	0.250	0.285	0.646	44.140%	$106,425	$191,343	$320,215	0.556	
COMBINATION		8	0.840	0.205	0.302	0.523	57.719%	$17,732	$33,463	$29,200	0.529	
ROOSEVELT	COUNTY 17	8	0.840	0.205	0.302	0.523	57.719%	$17,732	$33,463	$29,200	0.529	
DILLON		8	0.987	0.254	0.241	0.492	49.071%	$64,686	$146,500	$208,831	0.441	
COMBINATION		7	0.733	0.271	0.181	0.470	38.570%	$42,726	$109,500	$102,291	0.390	
BEAVERHEAD	COUNTY 18	15	0.987	0.254	0.208	0.482	43.214%	$54,438	$129,233	$163,262	0.421	
FORT BENTON		7	1.183	0.151	0.326	0.628	51.881%	$30,362	$58,600	$42,784	0.518	

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LOCAL INDEX
COMBINATION		2	1.184	0.941	0.171	1.062	16.144%	$45,028	$43,150	$9,687	1.043	
CHOUTEAU	COUNTY 19	9	1.184	0.151	0.346	0.725	47.788%	$33,621	$55,167	$37,828	0.609	
GLASGOW		14	1.840	0.398	0.453	0.882	51.390%	$61,536	$96,671	$109,781	0.636	
COMBINATION		5	0.998	0.193	0.379	0.594	63.772%	$17,552	$39,900	$24,337	0.439	
VALLEY	COUNTY 20	19	1.840	0.193	0.444	0.806	55.075%	$49,961	$81,732	$97,444	0.611	
SHELBY		12	1.021	0.331	0.216	0.688	31.531%	$36,311	$50,855	$31,402	0.714	
COMBINATION		3	0.929	0.637	0.147	0.795	18.505%	$5,580	$8,233	$10,255	0.677	
TOOLE	COUNTY 21	15	1.021	0.331	0.205	0.709	28.905%	$30,165	$42,331	$33,184	0.712	
HARDIN		9	0.854	0.271	0.198	0.534	37.082%	$42,873	$80,467	$78,195	0.532	
COMBINATION		2	0.223	0.212	0.008	0.217	3.777%	$2,495	$11,325	$6,611	0.220	
BIG HORN	COUNTY 22	11	0.854	0.212	0.218	0.476	45.859%	$35,531	$67,895	$75,354	0.523	
COMBINATION		4	1.175	0.311	0.386	0.758	50.929%	$16,156	$23,250	$10,436	0.694	
MUSSELSHELL	COUNTY 23	4	1.175	0.311	0.386	0.758	50.929%	$16,156	$23,250	$10,436	0.694	
COMBINATION		7	1.283	0.266	0.368	0.684	53.788%	$6,461	$14,243	$15,336	0.453	
BLAINE	COUNTY 24	7	1.283	0.266	0.368	0.684	53.788%	$6,461	$14,243	$15,336	0.453	
CONRAD		7	1.674	0.516	0.395	0.893	44.235%	$32,512	$36,090	$22,249	0.900	
COMBINATION		3	0.986	0.150	0.472	0.440	107.240%	$4,937	$20,000	$21,794	0.246	
PONDERA	COUNTY 26	10	1.674	0.150	0.449	0.758	59.264%	$24,240	$31,263	$22,270	0.775	
SIDNEY		12	0.638	0.263	0.115	0.413	27.994%	$43,043	$92,167	$65,613	0.467	
COMBINATION		3	0.929	0.246	0.355	0.531	66.810%	$6,305	$15,967	$12,198	0.394	
RICHLAND	COUNTY 27	15	0.929	0.246	0.175	0.437	40.236%	$35,695	$76,927	$66,327	0.464	
COMBINATION		2	0.693	0.225	0.330	0.459	71.909%	$24,968	$56,250	$5,303	0.443	
POWELL	COUNTY 28	2	0.693	0.225	0.330	0.459	71.909%	$24,968	$56,250	$5,303	0.443	
FORSYTH		5	0.841	0.190	0.243	0.472	51.503%	$19,562	$49,200	$27,096	0.397	
COMBINATION		2	0.622	0.415	0.146	0.518	28.164%	$18,055	$32,750	$14,496	0.551	
ROSEBUD	COUNTY 29	7	0.841	0.190	0.208	0.485	42.966%	$19,131	$44,500	$24,268	0.429	
ANACONDA		9	1.254	0.156	0.415	0.732	56.764%	$37,592	$54,778	$51,851	0.686	
COMBINATION		1	0.737	0.737	0.000	0.737	0.000%	$36,859	$50,000	$0	0.737	

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LOCAL INDEX
DEER LODGE	COUNTY 30	10	1.254	0.156	0.392	0.733	53.486%	$37,518	$54,300	$48,909	0.690	
FAIRFIELD		5	0.815	0.280	0.216	0.470	46.066%	$9,116	$20,100	$14,515	0.453	
COMBINATION		12	1.026	0.130	0.296	0.495	59.804%	$15,488	$26,854	$23,182	0.576	
TETON	COUNTY 31	17	1.026	0.130	0.268	0.488	55.060%	$13,614	$24,867	$20,790	0.547	
COMBINATION		6	0.820	0.111	0.263	0.310	84.760%	$15,397	$50,890	$36,940	0.302	
STILLWATER	COUNTY 32	6	0.820	0.111	0.263	0.310	84.760%	$15,397	$50,890	$36,940	0.302	
COMBINATION		2	0.366	0.247	0.084	0.306	27.574%	$5,288	$18,500	$9,192	0.285	
TREASURE	COUNTY 33	2	0.366	0.247	0.084	0.306	27.574%	$5,288	$18,500	$9,192	0.285	
PLENTYWOOD		6	1.047	0.300	0.265	0.536	49.562%	$15,794	$29,917	$9,084	0.527	
COMBINATION		3	1.270	0.384	0.492	0.703	70.074%	$11,370	$15,667	$1,522	0.725	
SHERIDAN	COUNTY 34	9	1.270	0.300	0.334	0.592	56.471%	$14,319	$25,167	$10,145	0.568	
COMBINATION		1	0.643	0.643	0.000	0.643	0.000%	$6,180	$9,600	$0	0.643	
SANDERS	COUNTY 35	1	0.643	0.643	0.000	0.643	0.000%	$6,180	$9,600	$0	0.643	
COMBINATION		1	0.540	0.540	0.000	0.540	0.000%	$5,400	$10,000	$0	0.540	
JUDITH BASIN	COUNTY 36	1	0.540	0.540	0.000	0.540	0.000%	$5,400	$10,000	$0	0.540	
COMBINATION		4	1.605	0.202	0.629	0.698	90.126%	$11,495	$44,750	$70,434	0.256	
DANIELS	COUNTY 37	4	1.605	0.202	0.629	0.698	90.126%	$11,495	$44,750	$70,434	0.256	
CUT BANK		15	1.107	0.160	0.243	0.555	43.878%	$28,909	$59,596	$89,555	0.485	
COMBINATION		6	0.525	0.150	0.157	0.367	42.916%	$31,123	$69,183	$65,561	0.449	
GLACIER	COUNTY 38	21	1.107	0.150	0.235	0.501	46.881%	$29,542	$62,335	$81,904	0.473	
BAKER		7	1.080	0.204	0.300	0.578	51.860%	$10,580	$20,857	$12,845	0.507	
COMBINATION		2	0.237	0.215	0.014	0.226	6.589%	$12,148	$53,000	$18,385	0.229	
FALLON	COUNTY 39	9	1.080	0.204	0.302	0.500	60.507%	$10,928	$28,000	$19,154	0.390	
COMBINATION		2	0.556	0.407	0.104	0.481	21.751%	$12,235	$26,000	$5,657	0.470	
MCCONE	COUNTY 41	2	0.556	0.407	0.104	0.481	21.751%	$12,235	$26,000	$5,657	0.470	
COMBINATION		3	1.715	0.168	0.821	0.781	105.209%	$14,358	$28,667	$17,615	0.500	
CARTER	COUNTY 42	3	1.715	0.168	0.821	0.781	105.209%	$14,358	$28,667	$17,615	0.500	

SALES RATIO STUDY

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LOCAL INDEX
TOWSEND		5	1.247	0.383	0.349	0.633	55.177%	$52,702	$105,400	$84,961	0.500	
COMBINATION		1	0.593	0.593	0.000	0.593	0.000%	$10,380	$17,500	$0	0.593	
BROADWATER	COUNTY 43	6	1.247	0.383	0.312	0.626	49.941%	$45,648	$90,750	$84,038	0.503	
COMBINATION		3	0.960	0.727	0.116	0.840	13.894%	$22,723	$30,400	$42,957	0.747	
PRAIRIE	COUNTY 45	3	0.960	0.727	0.116	0.840	13.894%	$22,723	$30,400	$42,957	0.747	
COMBINATION		4	0.814	0.220	0.291	0.496	58.680%	$17,958	$50,673	$47,061	0.354	
GRANITE	COUNTY 46	4	0.814	0.220	0.291	0.496	58.680%	$17,958	$50,673	$47,061	0.354	
COMBINATION		5	1.201	0.445	0.303	0.691	43.882%	$13,399	$19,890	$7,037	0.673	
MEAGHER	COUNTY 47	5	1.201	0.445	0.303	0.691	43.882%	$13,399	$19,890	$7,037	0.673	
COMBINATION		3	0.682	0.111	0.290	0.365	79.515%	$12,437	$26,000	$19,919	0.478	
LIBERTY	COUNTY 48	3	0.682	0.111	0.290	0.365	79.515%	$12,437	$26,000	$19,919	0.478	
LIVINGSTON		9	0.707	0.190	0.174	0.465	37.377%	$51,130	$107,453	$70,658	0.475	
COMBINATION		1	0.108	0.108	0.000	0.108	0.000%	$13,408	$123,802	$0	0.108	
PARK	COUNTY 49	10	0.707	0.108	0.199	0.430	46.343%	$47,358	$109,088	$66,817	0.434	
WHITEHALL		5	1.014	0.481	0.256	0.733	34.943%	$15,566	$20,400	$5,727	0.763	
COMBINATION		4	0.440	0.181	0.124	0.333	37.362%	$16,426	$63,250	$71,630	0.259	
JEFFERSON	COUNTY 51	9	1.014	0.181	0.288	0.555	51.846%	$15,948	$39,444	$49,503	0.404	
COMBINATION		1	0.625	0.625	0.000	0.625	0.000%	$4,065	$6,500	$0	0.625	
GOLDEN VALLEY	COUNTY 53	1	0.625	0.625	0.000	0.625	0.000%	$4,065	$6,500	$0	0.625	
COMBINATION		7	0.897	0.302	0.181	0.518	35.098%	$33,744	$64,539	$56,433	0.522	
MINERAL	COUNTY 54	7	0.897	0.302	0.181	0.518	35.098%	$33,744	$64,539	$56,433	0.522	
LIBBY		14	1.246	0.446	0.227	0.706	32.183%	$39,633	$63,114	$46,303	0.627	
NONE		17	1.068	0.230	0.204	0.539	38.026%	$33,786	$68,894	$49,079	0.490	
COMBINATION		6	2.542	0.262	0.812	0.975	83.215%	$18,736	$26,417	$25,523	0.709	
LINCOLN	COUNTY 56	37	2.542	0.230	0.391	0.673	58.124%	$33,558	$59,819	$46,522	0.560	
FINAL STATISTICS		727	2.542	0.100	0.296	0.565	52.550%	$39,542	$76,714	$94,970	0.515	

EDIT CRITERIA USED FOR INCLUSION IN THIS ASSESSMENT—SALE RATIO STUDY

1) PROPERTY TYPE(S) REQUESTED: APARTMENT, COMMERCIAL
2) STRUCTURE TYPE(S) REQUESTED: ALL
3) MINIMUM SALE DATE ACCEPTED: 01/01/78
4) MAXIMUM SALE DATE ACCEPTED: 12/31/78
5) MINIMUM SALE RATIO ACCEPTED: 0.1
6) MAXIMUM SALE RATIO ACCEPTED: 3.0
7) NO CONDITION OF SALE
8) NO CONTINUED REVIEW NEEDED ON SALE

SALES RATIO STUDY

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LAND TO BLDG RATIO	LOCAL INDEX
BUTTE		36	2.393	0.241	0.456	0.959	47.550%	$40,807	$54,064	$66,508	0.754		
COMBINATION		1	0.221	0.221	0.000	0.221	0.000%	$36,530	$165,000	$0	0.221		
SILVER BOW	COUNTY 01	37	2.393	0.221	0.465	0.939	49.591%	$40,692	$57,062	$68,067	0.713		
GREAT FALLS		26	1.128	0.175	0.235	0.610	38.534%	$47,198	$80,917	$53,140	0.583		
COMBINATION		1	0.144	0.144	0.000	0.144	0.000%	$6,506	$45,000	$0	0.144		
CASCADE	COUNTY 02	27	1.128	0.144	0.247	0.593	41.719%	$45,691	$79,586	$52,565	0.574		
BILLINGS		23	0.924	0.321	0.195	0.543	35.908%	$59,599	$111,147	$75,829	0.536		
COMBINATION		2	0.740	0.158	0.411	0.449	91.464%	$51,100	$78,850	$76,155	0.648		
YELLOWSTONE	COUNTY 03	25	0.924	0.158	0.206	0.536	38.522%	$58,919	$108,563	$74,784	0.542		
MISSOULA		33	0.941	0.301	0.175	0.541	32.426%	$95,955	$168,581	$104,038	0.569		
NONE		7	1.348	0.394	0.363	0.787	46.185%	$135,407	$164,813	$143,907	0.821		
COMBINATION		1	1.114	1.114	0.000	1.114	0.000%	$161,560	$145,000	$0	1.114		
MISSOULA	COUNTY 04	41	1.348	0.301	0.245	0.597	41.043%	$104,291	$167,363	$108,537	0.623		
HELENA		44	1.065	0.121	0.204	0.571	35.779%	$51,879	$91,961	$81,766	0.564		
NONE		8	0.879	0.161	0.248	0.471	52.789%	$43,064	$79,914	$44,176	0.538		
COMBINATION		3	0.477	0.266	0.121	0.337	35.894%	$39,802	$108,333	$40,416	0.367		
LEWIS AND CLARK	COUNTY 05	55	1.065	0.121	0.213	0.544	39.263%	$49,938	$91,101	$75,319	0.548		
BOZEMAN		59	1.491	0.122	0.205	0.447	45.940%	$42,351	$98,033	$109,216	0.432		
WEST YELLOWSTONE		7	0.934	0.160	0.266	0.426	62.580%	$28,054	$68,871	$32,178	0.407		
NONE		7	0.805	0.151	0.200	0.397	50.373%	$70,030	$177,143	$299,496	0.395		
COMBINATION		11	1.032	0.131	0.256	0.440	58.284%	$20,126	$55,530	$44,609	0.362		
GALLATIN	COUNTY 06	84	1.491	0.122	0.213	0.440	48.522%	$40,556	$96,629	$126,377	0.419		
COMBINATION		12	1.924	0.191	0.450	0.627	71.730%	$53,362	$109,562	$66,833	0.487		
FLATHEAD	COUNTY 07	12	1.924	0.191	0.450	0.627	71.730%	$53,362	$109,562	$66,833	0.487		
LEWISTOWN		12	0.692	0.160	0.171	0.428	39.937%	$19,400	$43,667	$15,310	0.444		
COMBINATION		8	0.928	0.232	0.219	0.437	50.140%	$3,509	$8,463	$7,524	0.414		
FERGUS	COUNTY 08	20	0.928	0.160	0.186	0.432	43.107%	$13,044	$29,585	$21,672	0.440		
COMBINATION		2	0.691	0.111	0.410	0.401	102.103%	$10,710	$18,000	$16,971	0.595		
POWDER RIVER	COUNTY 09	2	0.691	0.111	0.410	0.401	102.103%	$10,710	$18,000	$16,971	0.595		
RED LODGE		11	1.152	0.468	0.226	0.805	28.163%	$35,875	$50,795	$49,166	0.706		
COMBINATION		6	0.966	0.335	0.228	0.544	41.936%	$14,180	$29,083	$25,240	0.487		

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LOCAL INDEX
CARBON	COUNTY 10	17	1.152	0.335	0.254	0.713	35.739%	$28,218	$43,132	$42,712	0.654	
COMBINATION		6	1.069	0.325	0.245	0.641	38.229%	$31,461	$40,233	$36,519	0.781	
PHILLIPS	COUNTY 11	6	1.069	0.325	0.245	0.641	38.229%	$31,461	$40,233	$36,519	0.781	
HAVRE		15	1.255	0.262	0.257	0.551	46.725%	$49,491	$104,085	$70,960	0.475	
COMBINATION		3	0.865	0.495	0.202	0.727	27.819%	$5,011	$7,867	$5,315	0.636	
HILL	COUNTY 12	18	1.255	0.262	0.253	0.580	43.570%	$42,078	$88,049	$74,239	0.477	
HAMILTON		15	0.561	0.192	0.113	0.374	30.261%	$38,271	$107,569	$45,602	0.355	
NONE		5	2.147	0.162	0.847	0.669	126.656%	$23,027	$61,700	$66,942	0.373	
COMBINATION		6	1.255	0.167	0.418	0.532	78.676%	$21,874	$44,667	$30,702	0.489	
RAVALLI	COUNTY 13	26	2.147	0.162	0.414	0.467	88.618%	$31,556	$84,232	$53,611	0.374	
MILES CITY		10	1.393	0.252	0.398	0.834	47.720%	$127,683	$295,330	$508,459	0.432	
COMBINATION		3	1.058	0.291	0.404	0.600	67.286%	$16,466	$44,967	$42,849	0.366	
CUSTER	COUNTY 14	13	1.393	0.252	0.396	0.780	50.709%	$102,018	$237,554	$454,157	0.429	
POLSON		10	0.672	0.227	0.163	0.433	37.616%	$31,448	$67,420	$64,309	0.466	
RONAN		6	1.082	0.257	0.301	0.556	54.137%	$11,166	$22,892	$12,203	0.487	
NONE		19	0.856	0.147	0.173	0.451	38.449%	$36,297	$81,143	$52,066	0.447	
COMBINATION		3	1.325	0.188	0.601	0.643	93.488%	$18,838	$52,500	$58,032	0.358	
LAKE	COUNTY 15	38	1.325	0.147	0.238	0.478	49.904%	$29,675	$66,073	$54,418	0.449	
GLENDIVE		7	1.210	0.348	0.330	0.700	47.209%	$56,032	$99,714	$96,694	0.561	
COMBINATION		2	0.455	0.321	0.094	0.388	24.399%	$12,786	$32,500	$3,536	0.393	
DAWSON	COUNTY 16	9	1.210	0.321	0.319	0.630	50.622%	$46,422	$84,778	$88,838	0.547	
WOLF POINT		9	0.795	0.367	0.142	0.543	26.125%	$17,131	$32,100	$20,999	0.533	
COMBINATION		3	0.956	0.402	0.284	0.641	44.351%	$31,883	$46,000	$20,075	0.693	
ROOSEVELT	COUNTY 17	12	0.956	0.367	0.177	0.568	31.161%	$20,819	$35,575	$20,820	0.585	
DILLON		17	2.376	0.158	0.499	0.542	92.009%	$39,264	$85,721	$87,618	0.458	
NONE		5	0.714	0.104	0.247	0.394	62.557%	$40,432	$102,694	$66,327	0.393	
COMBINATION		8	0.827	0.144	0.232	0.466	49.824%	$9,738	$24,750	$24,812	0.393	
BEAVERHEAD	COUNTY 18	30	2.376	0.104	0.402	0.497	80.916%	$31,585	$72,291	$76,678	0.436	
COMBINATION		3	0.906	0.253	0.350	0.654	53.615%	$27,071	$38,167	$30,250	0.709	
CHOUTEAU	COUNTY 19	3	0.906	0.253	0.350	0.654	53.615%	$27,071	$38,167	$30,250	0.709	

SALES RATIO STUDY

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LOCAL INDEX RATIO
GLASGOW		9	0.929	0.223	0.265	0.585	45.377%	$35,324	$63,222	$29,343	0.558	
COMBINATION		2	1.370	0.805	0.399	1.088	36.725%	$33,968	$35,500	$23,335	0.956	
VALLEY	COUNTY 20	11	1.370	0.223	0.337	0.677	49.813%	$35,077	$58,182	$29,479	0.602	
SHELBY		7	0.936	0.166	0.275	0.590	46.610%	$32,523	$62,402	$42,017	0.521	
COMBINATION		4	1.217	0.306	0.506	0.778	65.085%	$6,695	$9,000	$4,528	0.743	
TOOLE	COUNTY 21	11	1.217	0.166	0.362	0.658	55.053%	$23,131	$42,983	$42,324	0.538	
HARDIN		6	1.234	0.457	0.280	0.708	39.599%	$23,949	$34,398	$27,579	0.696	
COMBINATION		2	0.639	0.295	0.243	0.467	51.957%	$11,785	$35,889	$41,169	0.328	
BIG HORN	COUNTY 22	8	1.234	0.295	0.277	0.648	42.814%	$20,908	$34,770	$28,034	0.601	
ROUNDUP		7	1.633	0.160	0.550	0.933	58.955%	$12,357	$10,143	$7,509	1.218	
COMBINATION		1	1.292	1.292	0.000	1.292	0.000%	$129,285	$100,000	$0	1.292	
MUSSELSHELL	COUNTY 23	8	1.633	0.160	0.525	0.978	53.670%	$26,973	$21,375	$32,521	1.261	
COMBINATION		6	1.084	0.178	0.321	0.461	69.660%	$11,941	$39,650	$47,546	0.301	
BLAINE	COUNTY 24	6	1.084	0.178	0.321	0.461	69.660%	$11,941	$39,650	$47,546	0.301	
COMBINATION		3	1.101	0.377	0.392	0.651	60.253%	$8,272	$11,333	$5,924	0.729	
MADISON	COUNTY 25	3	1.101	0.377	0.392	0.651	60.253%	$8,272	$11,333	$5,924	0.729	
CONRAD		7	1.857	0.440	0.546	1.107	49.305%	$34,518	$38,571	$22,942	0.894	
COMBINATION		9	2.308	0.258	0.716	1.085	66.075%	$13,455	$21,669	$23,450	0.620	
PONDERA	COUNTY 26	16	2.308	0.258	0.627	1.094	57.298%	$22,670	$29,064	$24,058	0.780	
FAIRVIEW		8	2.292	0.179	0.647	0.897	72.198%	$15,439	$26,339	$23,419	0.586	
SIDNEY		9	0.696	0.224	0.158	0.447	35.495%	$20,786	$47,906	$26,087	0.433	
COMBINATION		1	0.323	0.323	0.000	0.323	0.000%	$21,058	$65,000	$0	0.323	
RICHLAND	COUNTY 27	18	2.292	0.179	0.491	0.640	76.724%	$18,425	$39,270	$26,518	0.469	
COMBINATION		6	1.609	0.240	0.488	0.655	74.552%	$11,447	$18,125	$13,021	0.631	
ROSEBUD	COUNTY 29	6	1.609	0.240	0.488	0.655	74.552%	$11,447	$18,125	$13,021	0.631	
COMBINATION		4	1.034	0.701	0.137	0.879	15.603%	$31,210	$37,500	$22,174	0.832	
DEER LODGE	COUNTY 30	4	1.034	0.701	0.137	0.879	15.603%	$31,210	$37,500	$22,174	0.832	
CHOTEAU		6	1.026	0.294	0.281	0.668	42.116%	$31,682	$42,083	$32,493	0.752	

SALES RATIO STUDY

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LOCAL INDEX
COMBINATION		8	0.880	0.367	0.166	0.510	32.587%	$11,920	$26,825	$28,143	0.444	
TETON	COUNTY 31	14	1.026	0.294	0.227	0.578	39.407%	$20,389	$33,364	$29,899	0.611	
COMBINATION		5	0.763	0.172	0.225	0.417	54.088%	$22,436	$50,418	$23,158	0.445	
STILLWATER	COUNTY 32	5	0.763	0.172	0.225	0.417	54.088%	$22,436	$50,418	$23,158	0.445	
PLENTYWOOD		5	1.067	0.444	0.246	0.655	37.580%	$28,613	$50,619	$39,699	0.565	
COMBINATION		7	2.850	0.306	0.986	1.129	87.297%	$6,021	$13,842	$20,138	0.434	
SHERIDAN	COUNTY 34	12	2.850	0.306	0.782	0.932	83.950%	$15,434	$29,166	$33,954	0.529	
NONE		5	0.543	0.119	0.164	0.310	53.054%	$16,165	$53,700	$31,594	0.301	
COMBINATION		5	1.447	0.205	0.497	0.709	70.100%	$24,873	$35,500	$30,459	0.700	
SANDERS	COUNTY 35	10	1.447	0.119	0.407	0.509	79.987%	$20,519	$44,600	$30,789	0.460	
COMBINATION		2	1.243	0.324	0.649	0.784	82.820%	$9,914	$10,015	$6,343	0.989	
JUDITH BASIN	COUNTY 36	2	1.243	0.324	0.649	0.784	82.820%	$9,914	$10,015	$6,343	0.989	
NO-NAME		5	0.910	0.254	0.251	0.640	39.337%	$31,401	$47,507	$28,578	0.660	
COMBINATION		3	0.735	0.444	0.146	0.579	25.329%	$14,254	$23,000	$10,392	0.619	
DANIELS	COUNTY 37	8	0.910	0.254	0.208	0.617	33.756%	$24,971	$38,317	$25,659	0.651	
BROWNING		5	1.246	0.585	0.318	0.926	34.407%	$16,267	$19,700	$10,016	0.825	
CUT BANK		11	0.859	0.141	0.258	0.489	52.846%	$24,450	$63,273	$52,452	0.386	
COMBINATION		5	0.582	0.230	0.131	0.412	31.786%	$12,595	$37,200	$27,326	0.338	
GLACIER	COUNTY 38	21	1.246	0.141	0.314	0.574	54.631%	$19,679	$46,690	$43,600	0.421	
BAKER		16	2.370	0.203	0.537	0.669	80.253%	$21,940	$38,744	$21,797	0.566	
FALLON	COUNTY 39	16	2.370	0.203	0.537	0.669	80.253%	$21,940	$38,744	$21,797	0.566	
COMBINATION		1	0.696	0.696	0.000	0.696	0.000%	$20,905	$30,000	$0	0.696	
SWEET GRASS	COUNTY 40	1	0.696	0.696	0.000	0.696	0.000%	$20,905	$30,000	$0	0.696	
COMBINATION		2	0.603	0.311	0.206	0.457	45.135%	$12,739	$24,750	$13,789	0.514	
MCCONE	COUNTY 41	2	0.603	0.311	0.206	0.457	45.135%	$12,739	$24,750	$13,789	0.514	
COMBINATION		3	0.818	0.252	0.284	0.553	51.401%	$20,130	$34,333	$16,011	0.586	
CARTER	COUNTY 42	3	0.818	0.252	0.284	0.553	51.401%	$20,130	$34,333	$16,011	0.586	

SALES RATIO STUDY

MUNICIPALITY	NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LAND TO BLDG RATIO	LOCAL INDEX
COMBINATION	4	0.649	0.401	0.104	0.528	19.793%	$18,772	$36,750	$15,777	0.510		
BROADWATER COUNTY 43	4	0.649	0.401	0.104	0.528	19.793%	$18,772	$36,750	$15,777	0.510		
HARLOWTON	5	1.847	0.271	0.650	0.697	93.221%	$15,532	$32,400	$23,266	0.479		
WHEATLAND COUNTY 44	5	1.847	0.271	0.650	0.697	93.221%	$15,532	$32,400	$23,266	0.479		
TERRY	6	1.627	0.245	0.458	0.857	53.408%	$27,413	$31,917	$18,564	0.858		
PRAIRIE COUNTY 45	6	1.627	0.245	0.458	0.857	53.408%	$27,413	$31,917	$18,564	0.858		
COMBINATION	7	2.914	0.298	0.852	1.192	71.491%	$19,654	$20,600	$15,405	0.954		
GRANITE COUNTY 46	7	2.914	0.298	0.852	1.192	71.491%	$19,654	$20,600	$15,405	0.954		
WHITE SULPHUR SPRINGS	8	1.074	0.289	0.277	0.641	43.279%	$14,257	$22,625	$19,136	0.630		
COMBINATION	3	0.708	0.191	0.259	0.439	59.079%	$14,946	$30,733	$26,390	0.486		
MEAGHER COUNTY 47	11	1.074	0.191	0.276	0.586	47.128%	$14,445	$24,836	$20,248	0.581		
COMBINATION	2	1.006	0.133	0.617	0.569	108.372%	$30,403	$31,600	$40,164	0.962		
LIBERTY COUNTY 48	2	1.006	0.133	0.617	0.569	108.372%	$30,403	$31,600	$40,164	0.962		
LIVINGSTON	6	1.204	0.255	0.360	0.488	73.818%	$12,272	$33,417	$15,799	0.367		
NONE	5	0.465	0.252	0.083	0.324	25.632%	$27,764	$83,600	$40,955	0.332		
COMBINATION	3	0.706	0.465	0.120	0.588	20.491%	$30,028	$49,667	$10,783	0.604		
PARK COUNTY 49	14	1.204	0.252	0.256	0.451	56.779%	$21,610	$54,821	$34,150	0.394		
COMBINATION	3	0.991	0.787	0.103	0.877	11.816%	$26,470	$30,500	$16,070	0.867		
JEFFERSON COUNTY 51	3	0.991	0.787	0.103	0.877	11.816%	$26,470	$30,500	$16,070	0.867		
COMBINATION	1	0.677	0.677	0.000	0.677	0.000%	$4,065	$6,000	$0	0.677		
GOLDEN VALLEY COUNTY 53	1	0.677	0.677	0.000	0.677	0.000%	$4,065	$6,000	$0	0.677		
SUPERIOR	5	0.738	0.290	0.197	0.502	39.211%	$25,376	$51,000	$29,060	0.497		
COMBINATION	4	0.868	0.315	0.228	0.585	39.100%	$17,586	$34,625	$27,663	0.507		
MINERAL COUNTY 54	9	0.868	0.290	0.202	0.539	37.522%	$21,914	$43,722	$27,995	0.501		
COMBINATION	9	2.256	0.259	0.671	1.086	61.787%	$18,197	$23,813	$19,787	0.764		
LINCOLN COUNTY 56	9	2.256	0.259	0.671	1.086	61.787%	$18,197	$23,813	$19,787	0.764		

STATE OF MONTANA DEPARTMENT OF REVENUE 09/23/80
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MUNICIPALITY	NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF MEANS WEIGHTED	LAND TO BLDG RATIO	LOCAL INDEX
FINAL STATISTICS	731	2.914	0.104	0.384	0.612	62.709%	$37,303	$71,232	$98,358	0.523		

EDIT CRITERIA FOR INCLUSION IN SALE RATIO STUDY AND PARAMETERS USED FOR CALCULATION

EDIT CRITERIA USED FOR INCLUSION IN THIS ASSESSMENT–SALE RATIO STUDY

1) PROPERTY TYPE(S) REQUESTED: APARTMENT, COMMERCIAL
2) STRUCTURE TYPE(S) REQUESTED: ALL
3) MINIMUM SALE DATE ACCEPTED: 01/01/77
4) MAXIMUM SALE DATE ACCEPTED: 12/31/77
5) MINIMUM SALE RATIO ACCEPTED: 0.1
6) MAXIMUM SALE RATIO ACCEPTED: 3.0
7) NO CONDITION OF SALE
8) NO CONTINUED REVIEW NEEDED ON SALE

STATE OF MONTANA DEPARTMENT OF REVENUE 09/23/80
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MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LOCAL INDEX
BUTTE		21	2.259	0.316	0.405	0.960	42.211%	$43,572	$45,868	$42,693	0.949	
SILVER BOW	COUNTY 01	21	2.259	0.316	0.405	0.960	42.211%	$43,572	$45,868	$42,693	0.949	
GREAT FALLS		15	1.156	0.323	0.203	0.640	31.814%	$93,865	$148,692	$106,503	0.631	
CASCADE	COUNTY 02	15	1.156	0.323	0.203	0.640	31.814%	$93,865	$148,692	$106,503	0.631	
BILLINGS		6	0.696	0.412	0.097	0.599	16.205%	$33,540	$61,900	$48,217	0.541	
YELLOWSTONE	COUNTY 03	6	0.696	0.412	0.097	0.599	16.205%	$33,540	$61,900	$48,217	0.541	
HELENA		7	0.978	0.428	0.218	0.660	33.121%	$24,553	$39,286	$16,007	0.624	
COMBINATION		1	0.830	0.830	0.000	0.830	0.000%	$41,500	$50,000	$0	0.830	
LEWIS AND CLARK	COUNTY 05	8	0.978	0.428	0.211	0.681	30.990%	$26,671	$40,625	$15,296	0.656	
COMBINATION		1	0.446	0.446	0.000	0.446	0.000%	$6,700	$15,000	$0	0.446	
CARBON	COUNTY 10	1	0.446	0.446	0.000	0.446	0.000%	$6,700	$15,000	$0	0.446	
COMBINATION		1	0.858	0.858	0.000	0.858	0.000%	$34,336	$40,000	$0	0.858	
PHILLIPS	COUNTY 11	1	0.858	0.858	0.000	0.858	0.000%	$34,336	$40,000	$0	0.858	
COMBINATION		1	0.143	0.143	0.000	0.143	0.000%	$5,728	$40,000	$0	0.143	
RAVALLI	COUNTY 13	1	0.143	0.143	0.000	0.143	0.000%	$5,728	$40,000	$0	0.143	
DILLON		13	2.568	0.184	0.637	0.785	81.142%	$88,256	$79,269	$66,077	1.113	
NONE		5	0.909	0.162	0.295	0.420	70.229%	$39,087	$131,000	$95,878	0.298	
COMBINATION		7	1.090	0.221	0.297	0.556	53.465%	$19,960	$48,100	$69,072	0.414	
BEAVERHEAD	COUNTY 18	25	2.568	0.162	0.513	0.648	79.151%	$59,299	$80,888	$75,803	0.733	
COMBINATION		1	0.688	0.688	0.000	0.688	0.000%	$41,315	$60,000	$0	0.688	
TOOLE	COUNTY 21	1	0.688	0.688	0.000	0.688	0.000%	$41,315	$60,000	$0	0.688	
COMBINATION		4	0.846	0.410	0.179	0.629	28.443%	$31,658	$50,475	$31,084	0.627	
BIG HORN	COUNTY 22	4	0.846	0.410	0.179	0.629	28.443%	$31,658	$50,475	$31,084	0.627	
ROUNDUP		5	1.231	0.166	0.520	0.663	78.481%	$18,553	$31,200	$25,154	0.594	
COMBINATION		3	0.779	0.184	0.299	0.502	59.606%	$10,764	$26,000	$12,166	0.414	
MUSSELSHELL	COUNTY 23	8	1.231	0.166	0.433	0.603	71.799%	$15,632	$29,250	$20,275	0.534	
COMBINATION		3	1.022	0.672	0.177	0.830	21.307%	$18,323	$23,333	$12,584	0.785	

SALES RATIO STUDY

MUNICIPALITY	NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LOCAL RATIO INDEX
ROSEBUD COUNTY 29	3	1.022	0.672	0.177	0.830	21.307%	$18,323	$23,333	$12,584	0.785	
COMBINATION	2	0.510	0.423	0.061	0.467	13.134%	$10,170	$22,900	$17,112	0.444	
DEER LODGE COUNTY 30	2	0.510	0.423	0.061	0.467	13.134%	$10,170	$22,900	$17,112	0.444	
COMBINATION	1	0.194	0.194	0.000	0.194	0.000%	$5,050	$26,000	$0	0.194	
TREASURE COUNTY 33	1	0.194	0.194	0.000	0.194	0.000%	$5,050	$26,000	$0	0.194	
COMBINATION	1	0.376	0.376	0.000	0.376	0.000%	$6,769	$18,000	$0	0.376	
SHERIDAN COUNTY 34	1	0.376	0.376	0.000	0.376	0.000%	$6,769	$18,000	$0	0.376	
BAKER	9	2.112	0.428	0.585	0.961	60.870%	$27,067	$37,192	$35,158	0.727	
COMBINATION	1	2.503	2.503	0.000	2.503	0.000%	$250,380	$100,000	$0	2.503	
FALLON COUNTY 39	10	2.503	0.428	0.736	1.115	66.001%	$49,398	$43,473	$38,642	1.136	
EKALAKA	9	2.856	0.157	1.073	1.516	70.742%	$22,144	$28,516	$36,047	0.776	
COMBINATION	1	0.116	0.116	0.000	0.116	0.000%	$7,254	$62,500	$0	0.116	
CARTER COUNTY 42	10	2.856	0.116	1.104	1.376	80.217%	$20,655	$31,914	$35,644	0.647	
HARLOWTON	8	1.342	0.379	0.354	0.717	49.414%	$18,401	$31,375	$23,276	0.586	
COMBINATION	3	0.750	0.681	0.034	0.719	4.839%	$5,625	$7,867	$6,741	0.715	
WHEATLAND COUNTY 44	11	1.342	0.379	0.297	0.718	41.369%	$14,917	$24,964	$22,558	0.597	
COMBINATION	5	1.190	0.158	0.398	0.656	60.672%	$14,921	$38,100	$38,676	0.391	
PRAIRIE COUNTY 45	5	1.190	0.158	0.398	0.656	60.672%	$14,921	$38,100	$38,676	0.391	
COMBINATION	4	1.107	0.347	0.322	0.675	47.697%	$22,125	$34,750	$24,432	0.636	
GRANITE COUNTY 46	4	1.107	0.347	0.322	0.675	47.697%	$22,125	$34,750	$24,432	0.636	
WHITE SULPHUR SPRINGS	5	1.691	0.497	0.488	0.890	54.890%	$11,864	$16,900	$10,164	0.702	
COMBINATION	3	1.585	0.536	0.524	1.052	49.809%	$9,899	$11,000	$8,544	0.899	
MEAGHER COUNTY 47	8	1.691	0.497	0.471	0.951	49.542%	$11,127	$14,688	$9,444	0.757	
COMBINATION	1	1.151	1.151	0.000	1.151	0.000%	$75,995	$66,000	$0	1.151	
JEFFERSON COUNTY 51	1	1.151	1.151	0.000	1.151	0.000%	$75,995	$66,000	$0	1.151	
COMBINATION	1	0.961	0.961	0.000	0.961	0.000%	$7,695	$8,000	$0	0.961	

STATE OF MONTANA DEPARTMENT OF REVENUE 09/23/80
PROPERTY ASSESSMENT DIVISION -- MASS APPRAISAL BUREAU

SALES RATIO STUDY PAGE 3

MUNICIPALITY	NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF MEANS WEIGHTED	LAND TO BLDG RATIO	LOCAL INDEX
GOLDEN VALLEY COUNTY 53	1	0.961	0.961	0.000	0.961	0.000%	$7,695	$8,000	$0	0.961		
FINAL STATISTICS	148	2.856	0.116	0.520	0.790	65.766%	$39,510	$55,489	$63,512	0.712		

EDIT CRITERIA FOR INCLUSION IN SALE RATIO STUDY AND PARAMETERS USED FOR CALCULATION

EDIT CRITERIA USED FOR INCLUSION IN THIS ASSESSMENT–SALE RATIO STUDY

1) PROPERTY TYPE(S) REQUESTED: APARTMENT, COMMERCIAL
2) STRUCTURE TYPE(S) REQUESTED: ALL
3) MINIMUM SALE DATE ACCEPTED: 01/01/76
4) MAXIMUM SALE DATE ACCEPTED: 12/31/76
5) MINIMUM SALE RATIO ACCEPTED: 0.1
6) MAXIMUM SALE RATIO ACCEPTED: 3.0
7) NO CONDITION OF SALE
8) NO CONTINUED REVIEW NEEDED ON SALE

STATE OF MONTANA DEPARTMENT OF REVENUE 09/23/80
PROPERTY ASSESSMENT DIVISION -- MASS APPRAISAL BUREAU

SALES RATIO STUDY PAGE 1

MUNICIPALITY	NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LOCAL INDEX
COMBINATION	1	0.828	0.828	0.000	0.828	0.000%	$96,059	$116,000	$0	0.828	
CASCADE COUNTY 02	1	0.828	0.828	0.000	0.828	0.000%	$96,059	$116,000	$0	0.828	
COMBINATION	2	0.928	0.525	0.284	0.726	39.166%	$34,191	$44,000	$15,556	0.777	
LEWIS AND CLARK COUNTY 05	2	0.928	0.525	0.284	0.726	39.166%	$34,191	$44,000	$15,556	0.777	
ROUNDUP	9	1.602	0.214	0.402	0.714	56.327%	$17,870	$22,199	$17,981	0.804	
MUSSELSHELL COUNTY 23	9	1.602	0.214	0.402	0.714	56.327%	$17,870	$22,199	$17,981	0.804	
COMBINATION	1	0.958	0.958	0.000	0.958	0.000%	$1,150	$1,200	$0	0.958	
ROSEBUD COUNTY 29	1	0.958	0.958	0.000	0.958	0.000%	$1,150	$1,200	$0	0.958	
COMBINATION	2	0.567	0.248	0.225	0.407	55.381%	$12,905	$45,250	$49,144	0.285	
TREASURE COUNTY 33	2	0.567	0.248	0.225	0.407	55.381%	$12,905	$45,250	$49,144	0.285	
COMBINATION	3	0.889	0.417	0.238	0.634	37.528%	$30,430	$42,767	$24,331	0.711	
FALLON COUNTY 39	3	0.889	0.417	0.238	0.634	37.528%	$30,430	$42,767	$24,331	0.711	
COMBINATION	5	1.219	0.347	0.341	0.676	50.443%	$12,316	$19,400	$12,602	0.634	
CARTER COUNTY 42	5	1.219	0.347	0.341	0.676	50.443%	$12,316	$19,400	$12,602	0.634	
HARLOWTON	8	1.708	0.580	0.416	0.998	41.693%	$8,270	$7,635	$5,048	1.083	
COMBINATION	2	1.300	0.219	0.764	0.759	100.583%	$2,698	$12,050	$16,900	0.223	
WHEATLAND COUNTY 44	10	1.708	0.219	0.458	0.951	48.177%	$7,156	$8,518	$7,417	0.840	
COMBINATION	2	0.510	0.107	0.284	0.308	92.319%	$2,585	$6,450	$4,172	0.400	
PRAIRIE COUNTY 45	2	0.510	0.107	0.284	0.308	92.319%	$2,585	$6,450	$4,172	0.400	
COMBINATION	1	0.471	0.471	0.000	0.471	0.000%	$18,639	$39,500	$0	0.471	
LINCOLN COUNTY 56	1	0.471	0.471	0.000	0.471	0.000%	$18,639	$39,500	$0	0.471	
FINAL STATISTICS	36	1.708	0.107	0.385	0.732	52.626%	$16,680	$23,844	$25,470	0.699	

EDIT CRITERIA USED FOR INCLUSION IN THIS ASSESSMENT—SALE RATIO STUDY

1) PROPERTY TYPE(S) REQUESTED: APARTMENT, COMMERCIAL
2) STRUCTURE TYPE(S) REQUESTED: ALL
3) MINIMUM SALE DATE ACCEPTED: 01/01/75
4) MAXIMUM SALE DATE ACCEPTED: 12/31/75
5) MINIMUM SALE RATIO ACCEPTED: 0.1
6) MAXIMUM SALE RATIO ACCEPTED: 3.0
7) NO CONDITION OF SALE
8) NO CONTINUED REVIEW NEEDED ON SALE

STATE OF MONTANA DEPARTMENT OF REVENUE 09/23/80
PROPERTY ASSESSMENT DIVISION -- MASS APPRAISAL BUREAU

SALES RATIO STUDY PAGE 1

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LOCAL INDEX
COMBINATION		1	0.312	0.312	0.000	0.312	0.000%	$12,500	$40,000	$0	0.312	
RAVALLI	COUNTY 13	1	0.312	0.312	0.000	0.312	0.000%	$12,500	$40,000	$0	0.312	
COMBINATION		2	0.956	0.462	0.349	0.709	49.267%	$10,555	$17,500	$10,607	0.603	
MUSSELSHELL	COUNTY 23	2	0.956	0.462	0.349	0.709	49.267%	$10,555	$17,500	$10,607	0.603	
COMBINATION		2	1.860	0.609	0.884	1.235	71.627%	$35,706	$36,000	$19,799	0.991	
CARTER	COUNTY 42	2	1.860	0.609	0.884	1.235	71.627%	$35,706	$36,000	$19,799	0.991	
COMBINATION		1	1.683	1.683	0.000	1.683	0.000%	$8,588	$5,100	$0	1.683	
WHEATLAND	COUNTY 44	1	1.683	1.683	0.000	1.683	0.000%	$8,588	$5,100	$0	1.683	
COMBINATION		1	0.689	0.689	0.000	0.689	0.000%	$26,195	$38,000	$0	0.689	
MEAGHER	COUNTY 47	1	0.689	0.689	0.000	0.689	0.000%	$26,195	$38,000	$0	0.689	
FINAL STATISTICS		7	1.860	0.312	0.604	0.939	64.412%	$19,972	$27,157	$16,414	0.735	

EDIT CRITERIA FOR INCLUSION IN SALE RATIO STUDY AND PARAMETERS USED FOR CALCULATION

EDIT CRITERIA USED FOR INCLUSION IN THIS ASSESSMENT–SALE RATIO STUDY

1) PROPERTY TYPE(S) REQUESTED: INDUSTRIAL, OTHER
2) STRUCTURE TYPE(S) REQUESTED: ALL
3) MINIMUM SALE DATE ACCEPTED: 01/01/75
4) MAXIMUM SALE DATE ACCEPTED: 12/31/80
5) MINIMUM SALE RATIO ACCEPTED: 0.1
6) MAXIMUM SALE RATIO ACCEPTED: 3.0
7) NO CONDITION OF SALE
8) NO CONTINUED REVIEW NEEDED ON SALE

STATE OF MONTANA DEPARTMENT OF REVENUE 09/22/80
PROPERTY ASSESSMENT DIVISION -- MASS APPRAISAL BUREAU

SALES RATIO STUDY PAGE 1

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LOCAL INDEX
BUTTE		18	2.842	0.142	0.591	0.864	68.468%	$11,207	$15,164	$35,733	0.739	
NONE		6	1.373	0.118	0.456	0.799	57.052%	$25,208	$24,167	$47,006	1.043	
COMBINATION		1	0.415	0.415	0.000	0.415	0.000%	$1,870	$4,500	$0	0.415	
SILVER BOW	COUNTY 01	25	2.842	0.118	0.547	0.831	65.892%	$14,194	$16,898	$37,238	0.839	
COMBINATION		1	0.494	0.494	0.000	0.494	0.000%	$643	$1,300	$0	0.494	
CASCADE	COUNTY 02	1	0.494	0.494	0.000	0.494	0.000%	$643	$1,300	$0	0.494	
COMBINATION		1	0.267	0.267	0.000	0.267	0.000%	$27,920	$104,400	$0	0.267	
YELLOWSTONE	COUNTY 03	1	0.267	0.267	0.000	0.267	0.000%	$27,920	$104,400	$0	0.267	
COMBINATION		5	0.770	0.139	0.227	0.425	53.496%	$19,190	$43,250	$51,616	0.443	
MISSOULA	COUNTY 04	5	0.770	0.139	0.227	0.425	53.496%	$19,190	$43,250	$51,616	0.443	
NONE		17	1.176	0.160	0.306	0.451	67.921%	$4,579	$9,801	$7,699	0.467	
COMBINATION		1	0.303	0.303	0.000	0.303	0.000%	$40,964	$135,000	$0	0.303	
LEWIS AND CLARK	COUNTY 05	18	1.176	0.160	0.299	0.443	67.574%	$6,601	$16,757	$30,440	0.393	
COMBINATION		1	0.507	0.507	0.000	0.507	0.000%	$32,500	$64,000	$0	0.507	
FLATHEAD	COUNTY 07	1	0.507	0.507	0.000	0.507	0.000%	$32,500	$64,000	$0	0.507	
NONE		11	0.684	0.130	0.182	0.313	58.173%	$2,856	$11,834	$7,497	0.241	
COMBINATION		2	0.508	0.200	0.218	0.354	61.555%	$813	$1,750	$1,768	0.464	
FERGUS	COUNTY 08	13	0.684	0.130	0.178	0.320	55.865%	$2,542	$10,283	$7,838	0.247	
COMBINATION		1	0.416	0.416	0.000	0.416	0.000%	$2,080	$5,000	$0	0.416	
POWDER RIVER	COUNTY 09	1	0.416	0.416	0.000	0.416	0.000%	$2,080	$5,000	$0	0.416	
COMBINATION		2	0.542	0.133	0.289	0.337	85.622%	$10,645	$20,750	$25,102	0.513	
CARBON	COUNTY 10	2	0.542	0.133	0.289	0.337	85.622%	$10,645	$20,750	$25,102	0.513	
COMBINATION		4	0.864	0.280	0.298	0.537	55.472%	$20,970	$52,125	$57,738	0.402	
PHILLIPS	COUNTY 11	4	0.864	0.280	0.298	0.537	55.472%	$20,970	$52,125	$57,738	0.402	
COMBINATION		2	0.705	0.443	0.185	0.574	32.245%	$65,948	$105,000	$60,811	0.628	
LAKE	COUNTY 15	2	0.705	0.443	0.185	0.574	32.245%	$65,948	$105,000	$60,811	0.628	
NONE		22	1.200	0.120	0.283	0.356	79.424%	$7,064	$14,617	$24,623	0.483	

SALES RATIO STUDY

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LOCAL INDEX
BEAVERHEAD	COUNTY 18	22	1.200	0.120	0.283	0.356	79.424%	$7,064	$14,617	$24,623	0.483	
COMBINATION		1	0.129	0.129	0.000	0.129	0.000%	$645	$5,000	$0	0.129	
VALLEY	COUNTY 20	1	0.129	0.129	0.000	0.129	0.000%	$645	$5,000	$0	0.129	
COMBINATION		1	0.655	0.655	0.000	0.655	0.000%	$4,260	$6,500	$0	0.655	
TOOLE	COUNTY 21	1	0.655	0.655	0.000	0.655	0.000%	$4,260	$6,500	$0	0.655	
COMBINATION		2	0.991	0.617	0.264	0.804	32.833%	$117,485	$175,000	$176,777	0.671	
BIG HORN	COUNTY 22	2	0.991	0.617	0.264	0.804	32.833%	$117,485	$175,000	$176,777	0.671	
COMBINATION		2	0.625	0.449	0.124	0.537	23.087%	$4,871	$10,600	$13,294	0.459	
MUSSELSHELL	COUNTY 23	2	0.625	0.449	0.124	0.537	23.087%	$4,871	$10,600	$13,294	0.459	
COMBINATION		4	2.429	0.378	0.844	1.313	64.270%	$18,311	$18,000	$12,623	1.017	
PONDERA	COUNTY 26	4	2.429	0.378	0.844	1.313	64.270%	$18,311	$18,000	$12,623	1.017	
COMBINATION		1	0.356	0.356	0.000	0.356	0.000%	$27,735	$77,750	$0	0.356	
RICHLAND	COUNTY 27	1	0.356	0.356	0.000	0.356	0.000%	$27,735	$77,750	$0	0.356	
COMBINATION		2	1.000	0.454	0.385	0.727	53.030%	$5,000	$8,000	$4,243	0.625	
POWELL	COUNTY 28	2	1.000	0.454	0.385	0.727	53.030%	$5,000	$8,000	$4,243	0.625	
COMBINATION		2	0.527	0.398	0.090	0.462	19.633%	$9,630	$19,181	$16,519	0.502	
ROSEBUD	COUNTY 29	2	0.527	0.398	0.090	0.462	19.633%	$9,630	$19,181	$16,519	0.502	
NONE		5	0.500	0.119	0.192	0.291	66.117%	$1,920	$8,082	$4,435	0.237	
TETON	COUNTY 31	5	0.500	0.119	0.192	0.291	66.117%	$1,920	$8,082	$4,435	0.237	
COMBINATION		1	1.440	1.440	0.000	1.440	0.000%	$3,600	$2,500	$0	1.440	
SHERIDAN	COUNTY 34	1	1.440	1.440	0.000	1.440	0.000%	$3,600	$2,500	$0	1.440	
COMBINATION		2	0.928	0.267	0.467	0.597	78.203%	$16,490	$58,000	$77,782	0.284	
SANDERS	COUNTY 35	2	0.928	0.267	0.467	0.597	78.203%	$16,490	$58,000	$77,782	0.284	
COMBINATION		3	0.809	0.600	0.120	0.669	18.014%	$3,448	$5,167	$4,752	0.667	

SALES RATIO STUDY

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LAND TO BLDG RATIO	LOCAL INDEX
DANIELS	COUNTY 37	3	0.809	0.600	0.120	0.669	18.014%	$3,448	$5,167	$4,752	0.667		
COMBINATION		1	0.860	0.860	0.000	0.860	0.000%	$21,515	$25,000	$0	0.860		
GLACIER	COUNTY 38	1	0.860	0.860	0.000	0.860	0.000%	$21,515	$25,000	$0	0.860		
COMBINATION		4	2.980	0.130	1.322	1.084	121.903%	$2,821	$5,325	$5,104	0.529		
FALLON	COUNTY 39	4	2.980	0.130	1.322	1.084	121.903%	$2,821	$5,325	$5,104	0.529		
EKALAKA		14	2.500	0.142	0.591	0.560	105.447%	$546	$1,561	$1,459	0.349		
COMBINATION		4	1.700	0.133	0.756	0.566	133.697%	$301	$613	$191	0.491		
CARTER	COUNTY 42	18	2.500	0.133	0.607	0.562	108.021%	$492	$1,350	$1,342	0.364		
COMBINATION		2	0.334	0.165	0.119	0.249	47.900%	$4,797	$16,250	$12,374	0.295		
WHEATLAND	COUNTY 44	2	0.334	0.165	0.119	0.249	47.900%	$4,797	$16,250	$12,374	0.295		
COMBINATION		1	0.512	0.512	0.000	0.512	0.000%	$15,124	$29,500	$0	0.512		
PRAIRIE	COUNTY 45	1	0.512	0.512	0.000	0.512	0.000%	$15,124	$29,500	$0	0.512		
COMBINATION		1	0.666	0.666	0.000	0.666	0.000%	$24,996	$37,500	$0	0.666		
PARK	COUNTY 49	1	0.666	0.666	0.000	0.666	0.000%	$24,996	$37,500	$0	0.666		
NONE		5	0.750	0.133	0.287	0.366	78.405%	$1,085	$3,240	$3,019	0.334		
COMBINATION		1	0.192	0.192	0.000	0.192	0.000%	$19,215	$100,000	$0	0.192		
JEFFERSON	COUNTY 51	6	0.750	0.133	0.267	0.337	79.045%	$4,107	$19,367	$39,594	0.212		
COMBINATION		1	0.628	0.628	0.000	0.628	0.000%	$880	$1,400	$0	0.628		
GOLDEN VALLEY	COUNTY 53	1	0.628	0.628	0.000	0.628	0.000%	$880	$1,400	$0	0.628		
COMBINATION		3	0.604	0.319	0.151	0.432	35.115%	$2,558	$6,083	$1,057	0.420		
LINCOLN	COUNTY 56	3	0.604	0.319	0.151	0.432	35.115%	$2,558	$6,083	$1,057	0.420		
FINAL STATISTICS		158	2.980	0.118	0.477	0.551	86.591%	$10,248	$19,604	$38,481	0.522		

EDIT CRITERIA USED FOR INCLUSION IN THIS ASSESSMENT—SALE RATIO STUDY

1) PROPERTY TYPE(S) REQUESTED: INDUSTRIAL, OTHER
2) STRUCTURE TYPE(S) REQUESTED: ALL
3) MINIMUM SALE DATE ACCEPTED: 01/01/80
4) MAXIMUM SALE DATE ACCEPTED: 12/31/80
5) MINIMUM SALE RATIO ACCEPTED: 0.1
6) MAXIMUM SALE RATIO ACCEPTED: 3.0
7) NO CONDITION OF SALE
8) NO CONTINUED REVIEW NEEDED ON SALE

STATE OF MONTANA DEPARTMENT OF REVENUE 09/23/80
PROPERTY ASSESSMENT DIVISION -- MASS APPRAISAL BUREAU

SALES RATIO STUDY PAGE 1

MUNICIPALITY	NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LOCAL INDEX
COMBINATION	5	0.750	0.166	0.256	0.415	61.659%	$10,248	$32,460	$57,694	0.315	
LEWIS AND CLARK COUNTY 05	5	0.750	0.166	0.256	0.415	61.659%	$10,248	$32,460	$57,694	0.315	
COMBINATION	1	0.507	0.507	0.000	0.507	0.000%	$32,500	$64,000	$0	0.507	
FLATHEAD COUNTY 07	1	0.507	0.507	0.000	0.507	0.000%	$32,500	$64,000	$0	0.507	
COMBINATION	1	0.416	0.416	0.000	0.416	0.000%	$2,080	$5,000	$0	0.416	
POWDER RIVER COUNTY 09	1	0.416	0.416	0.000	0.416	0.000%	$2,080	$5,000	$0	0.416	
COMBINATION	1	0.443	0.443	0.000	0.443	0.000%	$27,492	$62,000	$0	0.443	
LAKE COUNTY 15	1	0.443	0.443	0.000	0.443	0.000%	$27,492	$62,000	$0	0.443	
COMBINATION	1	0.356	0.356	0.000	0.356	0.000%	$27,735	$77,750	$0	0.356	
RICHLAND COUNTY 27	1	0.356	0.356	0.000	0.356	0.000%	$27,735	$77,750	$0	0.356	
COMBINATION	1	0.398	0.398	0.000	0.398	0.000%	$2,990	$7,500	$0	0.398	
ROSEBUD COUNTY 29	1	0.398	0.398	0.000	0.398	0.000%	$2,990	$7,500	$0	0.398	
COMBINATION	1	1.440	1.440	0.000	1.440	0.000%	$3,600	$2,500	$0	1.440	
SHERIDAN COUNTY 34	1	1.440	1.440	0.000	1.440	0.000%	$3,600	$2,500	$0	1.440	
COMBINATION	1	0.228	0.228	0.000	0.228	0.000%	$1,210	$5,300	$0	0.228	
FALLON COUNTY 39	1	0.228	0.228	0.000	0.228	0.000%	$1,210	$5,300	$0	0.228	
COMBINATION	2	0.333	0.133	0.141	0.233	60.618%	$550	$1,875	$1,591	0.293	
CARTER COUNTY 42	2	0.333	0.133	0.141	0.233	60.618%	$550	$1,875	$1,591	0.293	
FINAL STATISTICS	14	1.440	0.133	0.331	0.452	73.215%	$10,710	$27,864	$40,972	0.384	

EDIT CRITERIA USED FOR INCLUSION IN THIS ASSESSMENT–SALE RATIO STUDY

1) PROPERTY TYPE(S) REQUESTED: INDUSTRIAL, OTHER
2) STRUCTURE TYPE(S) REQUESTED: ALL
3) MINIMUM SALE DATE ACCEPTED: 01/01/79
4) MAXIMUM SALE DATE ACCEPTED: 12/31/79
5) MINIMUM SALE RATIO ACCEPTED: 0.1
6) MAXIMUM SALE RATIO ACCEPTED: 3.0
7) NO CONDITION OF SALE
8) NO CONTINUED REVIEW NEEDED ON SALE

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LOCAL INDEX
COMBINATION		4	1.373	0.142	0.534	0.703	75.985%	$2,870	$3,538	$3,435	0.811	
SILVER BOW	COUNTY 01	4	1.373	0.142	0.534	0.703	75.985%	$2,870	$3,538	$3,435	0.811	
COMBINATION		1	0.494	0.494	0.000	0.494	0.000%	$643	$1,300	$0	0.494	
CASCADE	COUNTY 02	1	0.494	0.494	0.000	0.494	0.000%	$643	$1,300	$0	0.494	
COMBINATION		1	0.267	0.267	0.000	0.267	0.000%	$27,920	$104,400	$0	0.267	
YELLOWSTONE	COUNTY 03	1	0.267	0.267	0.000	0.267	0.000%	$27,920	$104,400	$0	0.267	
COMBINATION		3	0.770	0.139	0.315	0.455	69.305%	$25,625	$55,667	$68,712	0.460	
MISSOULA	COUNTY 04	3	0.770	0.139	0.315	0.455	69.305%	$25,625	$55,667	$68,712	0.460	
NONE		7	1.176	0.208	0.358	0.623	57.430%	$6,359	$9,057	$6,806	0.702	
LEWIS AND CLARK	COUNTY 05	7	1.176	0.208	0.358	0.623	57.430%	$6,359	$9,057	$6,806	0.702	
COMBINATION		4	0.322	0.130	0.088	0.207	42.944%	$2,918	$16,125	$10,719	0.180	
FERGUS	COUNTY 08	4	0.322	0.130	0.088	0.207	42.944%	$2,918	$16,125	$10,719	0.180	
COMBINATION		1	0.133	0.133	0.000	0.133	0.000%	$400	$3,000	$0	0.133	
CARBON	COUNTY 10	1	0.133	0.133	0.000	0.133	0.000%	$400	$3,000	$0	0.133	
COMBINATION		1	0.705	0.705	0.000	0.705	0.000%	$104,403	$148,000	$0	0.705	
LAKE	COUNTY 15	1	0.705	0.705	0.000	0.705	0.000%	$104,403	$148,000	$0	0.705	
COMBINATION		2	0.748	0.400	0.246	0.574	42.809%	$3,735	$5,847	$3,044	0.638	
BEAVERHEAD	COUNTY 18	2	0.748	0.400	0.246	0.574	42.809%	$3,735	$5,847	$3,044	0.638	
COMBINATION		2	0.991	0.617	0.264	0.804	32.833%	$117,485	$175,000	$176,777	0.671	
BIG HORN	COUNTY 22	2	0.991	0.617	0.264	0.804	32.833%	$117,485	$175,000	$176,777	0.671	
COMBINATION		1	2.429	2.429	0.000	2.429	0.000%	$24,299	$10,000	$0	2.429	
PONDERA	COUNTY 26	1	2.429	2.429	0.000	2.429	0.000%	$24,299	$10,000	$0	2.429	
COMBINATION		2	1.000	0.454	0.385	0.727	53.030%	$5,000	$8,000	$4,243	0.625	
POWELL	COUNTY 28	2	1.000	0.454	0.385	0.727	53.030%	$5,000	$8,000	$4,243	0.625	
COMBINATION		1	0.809	0.809	0.000	0.809	0.000%	$4,045	$5,000	$0	0.809	

SALES RATIO STUDY

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LOCAL INDEX
DANIELS	COUNTY 37	1	0.809	0.809	0.000	0.809	0.000%	$4,045	$5,000	$0	0.809	
COMBINATION		2	1.000	0.130	0.615	0.565	108.881%	$1,313	$6,750	$8,132	0.194	
FALLON	COUNTY 39	2	1.000	0.130	0.615	0.565	108.881%	$1,313	$6,750	$8,132	0.194	
COMBINATION		1	0.208	0.208	0.000	0.208	0.000%	$1,250	$6,000	$0	0.208	
CARTER	COUNTY 42	1	0.208	0.208	0.000	0.208	0.000%	$1,250	$6,000	$0	0.208	
COMBINATION		1	0.512	0.512	0.000	0.512	0.000%	$15,124	$29,500	$0	0.512	
PRAIRIE	COUNTY 45	1	0.512	0.512	0.000	0.512	0.000%	$15,124	$29,500	$0	0.512	
COMBINATION		2	0.604	0.372	0.164	0.488	33.610%	$2,672	$5,475	$35	0.488	
LINCOLN	COUNTY 56	2	0.604	0.372	0.164	0.488	33.610%	$2,672	$5,475	$35	0.488	
FINAL STATISTICS		36	2.429	0.130	0.456	0.590	77.380%	$16,195	$28,289	$58,319	0.572	

EDIT CRITERIA FOR INCLUSION IN SALE RATIO STUDY AND PARAMETERS USED FOR CALCULATION

EDIT CRITERIA USED FOR INCLUSION IN THIS ASSESSMENT–SALE RATIO STUDY

1) PROPERTY TYPE(S) REQUESTED: INDUSTRIAL, OTHER
2) STRUCTURE TYPE(S) REQUESTED: ALL
3) MINIMUM SALE DATE ACCEPTED: 01/01/78
4) MAXIMUM SALE DATE ACCEPTED: 12/31/78
5) MINIMUM SALE RATIO ACCEPTED: 0.1
6) MAXIMUM SALE RATIO ACCEPTED: 3.0
7) NO CONDITION OF SALE
8) NO CONTINUED REVIEW NEEDED ON SALE

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LOCAL INDEX
BUTTE		13	2.842	0.333	0.637	0.952	66.956%	$11,370	$16,788	$40,954	0.677	
SILVER BOW	COUNTY 01	13	2.842	0.333	0.637	0.952	66.956%	$11,370	$16,788	$40,954	0.677	
COMBINATION		2	0.409	0.353	0.039	0.381	10.387%	$9,538	$24,625	$7,601	0.387	
MISSOULA	COUNTY 04	2	0.409	0.353	0.039	0.381	10.387%	$9,538	$24,625	$7,601	0.387	
NONE		6	0.429	0.160	0.100	0.255	39.119%	$3,844	$12,653	$9,069	0.303	
LEWIS AND CLARK	COUNTY 05	6	0.429	0.160	0.100	0.255	39.119%	$3,844	$12,653	$9,069	0.303	
NONE		7	0.684	0.203	0.199	0.374	53.146%	$2,821	$9,382	$4,117	0.300	
COMBINATION		2	0.508	0.200	0.218	0.354	61.555%	$813	$1,750	$1,768	0.464	
FERGUS	COUNTY 08	9	0.684	0.200	0.189	0.370	51.100%	$2,375	$7,686	$4,943	0.309	
COMBINATION		1	0.542	0.542	0.000	0.542	0.000%	$20,890	$38,500	$0	0.542	
CARBON	COUNTY 10	1	0.542	0.542	0.000	0.542	0.000%	$20,890	$38,500	$0	0.542	
COMBINATION		4	0.864	0.280	0.298	0.537	55.472%	$20,970	$52,125	$57,738	0.402	
PHILLIPS	COUNTY 11	4	0.864	0.280	0.298	0.537	55.472%	$20,970	$52,125	$57,738	0.402	
NONE		14	1.200	0.120	0.266	0.338	78.808%	$2,066	$9,071	$11,712	0.227	
BEAVERHEAD	COUNTY 18	14	1.200	0.120	0.266	0.338	78.808%	$2,066	$9,071	$11,712	0.227	
COMBINATION		1	0.129	0.129	0.000	0.129	0.000%	$645	$5,000	$0	0.129	
VALLEY	COUNTY 20	1	0.129	0.129	0.000	0.129	0.000%	$645	$5,000	$0	0.129	
COMBINATION		1	0.655	0.655	0.000	0.655	0.000%	$4,260	$6,500	$0	0.655	
TOOLE	COUNTY 21	1	0.655	0.655	0.000	0.655	0.000%	$4,260	$6,500	$0	0.655	
COMBINATION		3	1.230	0.378	0.487	0.941	51.831%	$16,315	$20,667	$14,011	0.789	
PONDERA	COUNTY 26	3	1.230	0.378	0.487	0.941	51.831%	$16,315	$20,667	$14,011	0.789	
COMBINATION		1	0.527	0.527	0.000	0.527	0.000%	$16,270	$30,862	$0	0.527	
ROSEBUD	COUNTY 29	1	0.527	0.527	0.000	0.527	0.000%	$16,270	$30,862	$0	0.527	
NONE		5	0.500	0.119	0.192	0.291	66.117%	$1,920	$8,082	$4,435	0.237	
TETON	COUNTY 31	5	0.500	0.119	0.192	0.291	66.117%	$1,920	$8,082	$4,435	0.237	

STATE OF MONTANA DEPARTMENT OF REVENUE 09/22/80
PROPERTY ASSESSMENT DIVISION -- MASS APPRAISAL BUREAU

SALES RATIO STUDY PAGE 2

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED RATIO	LOCAL INDEX
COMBINATION		2	0.928	0.267	0.467	0.597	78.203%	$16,490	$58,000	$77,782	0.284	
SANDERS	COUNTY 35	2	0.928	0.267	0.467	0.597	78.203%	$16,490	$58,000	$77,782	0.284	
COMBINATION		2	0.600	0.600	0.000	0.600	0.000%	$3,150	$5,250	$6,718	0.600	
DANIELS	COUNTY 37	2	0.600	0.600	0.000	0.600	0.000%	$3,150	$5,250	$6,718	0.600	
COMBINATION		1	0.860	0.860	0.000	0.860	0.000%	$21,515	$25,000	$0	0.860	
GLACIER	COUNTY 38	1	0.860	0.860	0.000	0.860	0.000%	$21,515	$25,000	$0	0.860	
COMBINATION		1	0.334	0.334	0.000	0.334	0.000%	$8,355	$25,000	$0	0.334	
WHEATLAND	COUNTY 44	1	0.334	0.334	0.000	0.334	0.000%	$8,355	$25,000	$0	0.334	
COMBINATION		1	0.666	0.666	0.000	0.666	0.000%	$24,996	$37,500	$0	0.666	
PARK	COUNTY 49	1	0.666	0.666	0.000	0.666	0.000%	$24,996	$37,500	$0	0.666	
COMBINATION		2	0.750	0.600	0.106	0.675	15.714%	$1,988	$3,250	$3,889	0.611	
JEFFERSON	COUNTY 51	2	0.750	0.600	0.106	0.675	15.714%	$1,988	$3,250	$3,889	0.611	
COMBINATION		1	0.628	0.628	0.000	0.628	0.000%	$880	$1,400	$0	0.628	
GOLDEN VALLEY	COUNTY 53	1	0.628	0.628	0.000	0.628	0.000%	$880	$1,400	$0	0.628	
COMBINATION		1	0.319	0.319	0.000	0.319	0.000%	$2,331	$7,300	$0	0.319	
LINCOLN	COUNTY 56	1	0.319	0.319	0.000	0.319	0.000%	$2,331	$7,300	$0	0.319	
FINAL STATISTICS		71	2.842	0.119	0.415	0.529	78.427%	$7,409	$16,346	$27,308	0.453	

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EDIT CRITERIA USED FOR INCLUSION IN THIS ASSESSMENT–SALE RATIO STUDY

1) PROPERTY TYPE(S) REQUESTED: INDUSTRIAL, OTHER
2) STRUCTURE TYPE(S) REQUESTED: ALL
3) MINIMUM SALE DATE ACCEPTED: 01/01/77
4) MAXIMUM SALE DATE ACCEPTED: 12/31/77
5) MINIMUM SALE RATIO ACCEPTED: 0.1
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7) NO CONDITION OF SALE
8) NO CONTINUED REVIEW NEEDED ON SALE

SALES RATIO STUDY

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LOCAL INDEX
COMBINATION		8	1.127	0.118	0.390	0.698	55.889%	$24,444	$23,756	$41,451	1.028	
SILVER BOW	COUNTY 01	8	1.127	0.118	0.390	0.698	55.889%	$24,444	$23,756	$41,451	1.028	
NONE		6	1.010	0.120	0.344	0.326	105.624%	$19,835	$30,483	$42,057	0.650	
BEAVERHEAD	COUNTY 18	6	1.010	0.120	0.344	0.326	105.624%	$19,835	$30,483	$42,057	0.650	
COMBINATION		1	0.625	0.625	0.000	0.625	0.000%	$750	$1,200	$0	0.625	
MUSSELSHELL	COUNTY 23	1	0.625	0.625	0.000	0.625	0.000%	$750	$1,200	$0	0.625	
COMBINATION		1	2.980	2.980	0.000	2.980	0.000%	$7,450	$2,500	$0	2.980	
FALLON	COUNTY 39	1	2.980	2.980	0.000	2.980	0.000%	$7,450	$2,500	$0	2.980	
COMBINATION		6	1.700	0.150	0.590	0.575	102.510%	$320	$700	$415	0.457	
CARTER	COUNTY 42	6	1.700	0.150	0.590	0.575	102.510%	$320	$700	$415	0.457	
COMBINATION		1	0.165	0.165	0.000	0.165	0.000%	$1,238	$7,500	$0	0.165	
WHEATLAND	COUNTY 44	1	0.165	0.165	0.000	0.165	0.000%	$1,238	$7,500	$0	0.165	
COMBINATION		4	0.208	0.133	0.036	0.169	21.682%	$5,166	$27,425	$48,457	0.188	
JEFFERSON	COUNTY 51	4	0.208	0.133	0.036	0.169	21.682%	$5,166	$27,425	$48,457	0.188	
FINAL STATISTICS		27	2.980	0.118	0.635	0.571	111.161%	$12,836	$18,446	$35,025	0.695	

EDIT CRITERIA FOR INCLUSION IN SALE RATIO STUDY AND PARAMETERS USED FOR CALCULATION

EDIT CRITERIA USED FOR INCLUSION IN THIS ASSESSMENT—SALE RATIO STUDY

1) PROPERTY TYPE(S) REQUESTED: INDUSTRIAL, OTHER
2) STRUCTURE TYPE(S) REQUESTED: ALL
3) MINIMUM SALE DATE ACCEPTED: 01/01/76
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7) NO CONDITION OF SALE
8) NO CONTINUED REVIEW NEEDED ON SALE

SALES RATIO STUDY

MUNICIPALITY	NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LOCAL INDEX
COMBINATION	1	0.449	0.449	0.000	0.449	0.000%	$8,992	$20,000	$0	0.449	
MUSSELSHELL COUNTY 23	1	0.449	0.449	0.000	0.449	0.000%	$8,992	$20,000	$0	0.449	
EKALAKA	9	2.500	0.142	0.712	0.665	107.176%	$509	$1,150	$518	0.442	
CARTER COUNTY 42	9	2.500	0.142	0.712	0.665	107.176%	$509	$1,150	$518	0.442	
FINAL STATISTICS	10	2.500	0.142	0.675	0.643	104.966%	$1,358	$3,035	$5,981	0.447	

EDIT CRITERIA FOR INCLUSION IN SALE RATIO STUDY AND PARAMETERS USED FOR CALCULATION

EDIT CRITERIA USED FOR INCLUSION IN THIS ASSESSMENT—SALE RATIO STUDY

1) PROPERTY TYPE(S) REQUESTED: ALL
2) STRUCTURE TYPE(S) REQUESTED: AUTOMOBILE DEALER (NEW OR USED)
3) MINIMUM SALE DATE ACCEPTED: 01/01/75
4) MAXIMUM SALE DATE ACCEPTED: 12/31/80
5) MINIMUM SALE RATIO ACCEPTED: 0.1
6) MAXIMUM SALE RATIO ACCEPTED: 3.0
7) NO CONDITION OF SALE
8) NO CONTINUED REVIEW NEEDED ON SALE

SALES RATIO STUDY

MUNICIPALITY	NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LOCAL INDEX
COMBINATION	1	0.961	0.961	0.000	0.961	0.000%	$129,750	$135,000	$0	0.961	
SILVER BOW COUNTY 01	1	0.961	0.961	0.000	0.961	0.000%	$129,750	$135,000	$0	0.961	
COMBINATION	1	0.804	0.804	0.000	0.804	0.000%	$89,282	$111,000	$0	0.804	
LEWIS AND CLARK COUNTY 05	1	0.804	0.804	0.000	0.804	0.000%	$89,282	$111,000	$0	0.804	
COMBINATION	1	0.224	0.224	0.000	0.224	0.000%	$89,900	$400,000	$0	0.224	
FLATHEAD COUNTY 07	1	0.224	0.224	0.000	0.224	0.000%	$89,900	$400,000	$0	0.224	
COMBINATION	1	1.114	1.114	0.000	1.114	0.000%	$278,550	$250,000	$0	1.114	
CUSTER COUNTY 14	1	1.114	1.114	0.000	1.114	0.000%	$278,550	$250,000	$0	1.114	
COMBINATION	1	0.443	0.443	0.000	0.443	0.000%	$33,261	$75,000	$0	0.443	
DAWSON COUNTY 16	1	0.443	0.443	0.000	0.443	0.000%	$33,261	$75,000	$0	0.443	
COMBINATION	1	0.437	0.437	0.000	0.437	0.000%	$54,691	$125,000	$0	0.437	
VALLEY COUNTY 20	1	0.437	0.437	0.000	0.437	0.000%	$54,691	$125,000	$0	0.437	
COMBINATION	1	0.763	0.763	0.000	0.763	0.000%	$61,079	$80,000	$0	0.763	
STILLWATER COUNTY 32	1	0.763	0.763	0.000	0.763	0.000%	$61,079	$80,000	$0	0.763	
COMBINATION	1	0.787	0.787	0.000	0.787	0.000%	$17,720	$22,500	$0	0.787	
JEFFERSON COUNTY 51	1	0.787	0.787	0.000	0.787	0.000%	$17,720	$22,500	$0	0.787	
FINAL STATISTICS	8	1.114	0.224	0.298	0.692	43.084%	$94,279	$149,813	$120,505	0.629	

EDIT CRITERIA FOR INCLUSION IN SALE RATIO STUDY AND PARAMETERS USED FOR CALCULATION

EDIT CRITERIA USED FOR INCLUSION IN THIS ASSESSMENT–SALE RATIO STUDY

1) PROPERTY TYPE(S) REQUESTED: ALL
2) STRUCTURE TYPE(S) REQUESTED: BAR OR TAVERN
3) MINIMUM SALE DATE ACCEPTED: 01/01/75
4) MAXIMUM SALE DATE ACCEPTED: 12/31/80
5) MINIMUM SALE RATIO ACCEPTED: 0.1
6) MAXIMUM SALE RATIO ACCEPTED: 3.0
7) NO CONDITION OF SALE
8) NO CONTINUED REVIEW NEEDED ON SALE

SALES RATIO STUDY

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LOCAL INDEX
COMBINATION		2	0.458	0.267	0.135	0.363	37.191%	$14,139	$41,250	$12,374	0.342	
SILVER BOW	COUNTY 01	2	0.458	0.267	0.135	0.363	37.191%	$14,139	$41,250	$12,374	0.342	
COMBINATION		2	0.961	0.549	0.291	0.755	38.605%	$73,531	$88,262	$47,040	0.833	
CASCADE	COUNTY 02	2	0.961	0.549	0.291	0.755	38.605%	$73,531	$88,262	$47,040	0.833	
COMBINATION		4	1.348	0.461	0.450	0.850	52.983%	$87,922	$120,775	$71,071	0.727	
MISSOULA	COUNTY 04	4	1.348	0.461	0.450	0.850	52.983%	$87,922	$120,775	$71,071	0.727	
COMBINATION		6	0.830	0.150	0.277	0.511	54.354%	$32,798	$69,633	$43,724	0.471	
LEWIS AND CLARK	COUNTY 05	6	0.830	0.150	0.277	0.511	54.354%	$32,798	$69,633	$43,724	0.471	
COMBINATION		4	0.805	0.172	0.263	0.507	51.944%	$50,813	$104,900	$49,552	0.484	
GALLATIN	COUNTY 06	4	0.805	0.172	0.263	0.507	51.944%	$50,813	$104,900	$49,552	0.484	
COMBINATION		9	0.897	0.127	0.229	0.390	58.803%	$62,494	$177,694	$148,132	0.351	
FLATHEAD	COUNTY 07	9	0.897	0.127	0.229	0.390	58.803%	$62,494	$177,694	$148,132	0.351	
COMBINATION		1	0.506	0.506	0.000	0.506	0.000%	$7,590	$15,000	$0	0.506	
FERGUS	COUNTY 08	1	0.506	0.506	0.000	0.506	0.000%	$7,590	$15,000	$0	0.506	
COMBINATION		7	0.974	0.238	0.243	0.564	43.217%	$22,857	$36,386	$18,383	0.628	
CARBON	COUNTY 10	7	0.974	0.238	0.243	0.564	43.217%	$22,857	$36,386	$18,383	0.628	
COMBINATION		3	0.743	0.281	0.246	0.463	53.198%	$25,494	$53,333	$7,641	0.478	
HILL	COUNTY 12	3	0.743	0.281	0.246	0.463	53.198%	$25,494	$53,333	$7,641	0.478	
COMBINATION		5	0.253	0.114	0.053	0.200	26.673%	$19,652	$96,800	$18,807	0.203	
RAVALLI	COUNTY 13	5	0.253	0.114	0.053	0.200	26.673%	$19,652	$96,800	$18,807	0.203	
COMBINATION		6	0.748	0.147	0.213	0.394	53.992%	$37,000	$97,000	$52,139	0.381	
LAKE	COUNTY 15	6	0.748	0.147	0.213	0.394	53.992%	$37,000	$97,000	$52,139	0.381	
COMBINATION		1	0.956	0.956	0.000	0.956	0.000%	$62,173	$65,000	$0	0.956	
ROOSEVELT	COUNTY 17	1	0.956	0.956	0.000	0.956	0.000%	$62,173	$65,000	$0	0.956	
COMBINATION		4	0.442	0.221	0.108	0.330	32.873%	$15,433	$51,375	$29,708	0.300	

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LAND TO BLDG RATIO	LOCAL INDEX
BEAVERHEAD	COUNTY 18	4	0.442	0.221	0.108	0.330	32.873%	$15,433	$51,375	$29,708	0.300		
COMBINATION		1	0.802	0.802	0.000	0.802	0.000%	$58,604	$73,000	$0	0.802		
CHOUTEAU	COUNTY 19	1	0.802	0.802	0.000	0.802	0.000%	$58,604	$73,000	$0	0.802		
COMBINATION		3	0.360	0.193	0.085	0.265	32.271%	$14,122	$54,333	$7,509	0.259		
VALLEY	COUNTY 20	3	0.360	0.193	0.085	0.265	32.271%	$14,122	$54,333	$7,509	0.259		
COMBINATION		4	0.806	0.306	0.216	0.613	35.290%	$28,880	$42,000	$34,244	0.687		
TOOLE	COUNTY 21	4	0.806	0.306	0.216	0.613	35.290%	$28,880	$42,000	$34,244	0.687		
COMBINATION		1	0.991	0.991	0.000	0.991	0.000%	$49,585	$50,000	$0	0.991		
BIG HORN	COUNTY 22	1	0.991	0.991	0.000	0.991	0.000%	$49,585	$50,000	$0	0.991		
COMBINATION		5	1.361	0.271	0.447	0.583	76.627%	$14,108	$33,600	$21,326	0.419		
MUSSELSHELL	COUNTY 23	5	1.361	0.271	0.447	0.583	76.627%	$14,108	$33,600	$21,326	0.419		
COMBINATION		2	0.999	0.178	0.579	0.588	98.451%	$14,130	$67,500	$88,388	0.209		
BLAINE	COUNTY 24	2	0.999	0.178	0.579	0.588	98.451%	$14,130	$67,500	$88,388	0.209		
COMBINATION		6	0.858	0.258	0.242	0.617	39.312%	$33,236	$55,730	$17,102	0.596		
PONDERA	COUNTY 26	6	0.858	0.258	0.242	0.617	39.312%	$33,236	$55,730	$17,102	0.596		
COMBINATION		4	0.591	0.179	0.202	0.374	54.217%	$21,210	$64,000	$22,524	0.331		
RICHLAND	COUNTY 27	4	0.591	0.179	0.202	0.374	54.217%	$21,210	$64,000	$22,524	0.331		
COMBINATION		1	0.190	0.190	0.000	0.190	0.000%	$12,390	$65,000	$0	0.190		
ROSEBUD	COUNTY 29	1	0.190	0.190	0.000	0.190	0.000%	$12,390	$65,000	$0	0.190		
COMBINATION		1	0.737	0.737	0.000	0.737	0.000%	$36,859	$50,000	$0	0.737		
DEER LODGE	COUNTY 30	1	0.737	0.737	0.000	0.737	0.000%	$36,859	$50,000	$0	0.737		
COMBINATION		3	0.294	0.262	0.018	0.283	6.558%	$10,397	$36,204	$10,905	0.287		
TETON	COUNTY 31	3	0.294	0.262	0.018	0.283	6.558%	$10,397	$36,204	$10,905	0.287		
COMBINATION		2	0.172	0.148	0.017	0.160	10.745%	$8,553	$53,562	$6,443	0.159		

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LOCAL INDEX RATIO
STILLWATER	COUNTY 32	2	0.172	0.148	0.017	0.160	10.745%	$8,553	$53,562	$6,443	0.159	
COMBINATION		1	0.247	0.247	0.000	0.247	0.000%	$6,175	$25,000	$0	0.247	
TREASURE	COUNTY 33	1	0.247	0.247	0.000	0.247	0.000%	$6,175	$25,000	$0	0.247	
COMBINATION		4	1.047	0.168	0.389	0.480	81.141%	$17,672	$50,174	$29,098	0.352	
SHERIDAN	COUNTY 34	4	1.047	0.168	0.389	0.480	81.141%	$17,672	$50,174	$29,098	0.352	
COMBINATION		2	1.447	0.189	0.889	0.818	108.656%	$14,545	$53,500	$65,761	0.271	
SANDERS	COUNTY 35	2	1.447	0.189	0.889	0.818	108.656%	$14,545	$53,500	$65,761	0.271	
COMBINATION		3	1.246	0.377	0.502	0.956	52.464%	$15,797	$22,667	$17,609	0.696	
GLACIER	COUNTY 38	3	1.246	0.377	0.502	0.956	52.464%	$15,797	$22,667	$17,609	0.696	
COMBINATION		4	1.025	0.203	0.376	0.650	57.863%	$38,668	$59,500	$8,475	0.649	
FALLON	COUNTY 39	4	1.025	0.203	0.376	0.650	57.863%	$38,668	$59,500	$8,475	0.649	
COMBINATION		6	0.609	0.116	0.210	0.332	63.440%	$14,558	$52,583	$37,206	0.276	
CARTER	COUNTY 42	6	0.609	0.116	0.210	0.332	63.440%	$14,558	$52,583	$37,206	0.276	
COMBINATION		3	0.649	0.401	0.126	0.537	23.445%	$20,029	$39,000	$18,520	0.513	
BROADWATER	COUNTY 43	3	0.649	0.401	0.126	0.537	23.445%	$20,029	$39,000	$18,520	0.513	
COMBINATION		3	0.942	0.219	0.367	0.543	67.604%	$9,044	$21,600	$14,747	0.418	
WHEATLAND	COUNTY 44	3	0.942	0.219	0.367	0.543	67.604%	$9,044	$21,600	$14,747	0.418	
COMBINATION		1	0.245	0.245	0.000	0.245	0.000%	$11,058	$45,000	$0	0.245	
PRAIRIE	COUNTY 45	1	0.245	0.245	0.000	0.245	0.000%	$11,058	$45,000	$0	0.245	
COMBINATION		5	2.914	0.220	1.053	1.122	93.892%	$18,432	$39,100	$46,498	0.471	
GRANITE	COUNTY 46	5	2.914	0.220	1.053	1.122	93.892%	$18,432	$39,100	$46,498	0.471	
COMBINATION		8	1.036	0.191	0.250	0.604	41.452%	$17,765	$33,625	$19,427	0.528	
MEAGHER	COUNTY 47	8	1.036	0.191	0.250	0.604	41.452%	$17,765	$33,625	$19,427	0.528	
COMBINATION		2	0.252	0.108	0.101	0.180	56.527%	$11,754	$81,901	$59,257	0.143	
PARK	COUNTY 49	2	0.252	0.108	0.101	0.180	56.527%	$11,754	$81,901	$59,257	0.143	

SALES RATIO STUDY

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LOCAL INDEX RATIO
COMBINATION		1	0.440	0.440	0.000	0.440	0.000%	$24,225	$55,000	$0	0.440	
JEFFERSON	COUNTY 51	1	0.440	0.440	0.000	0.440	0.000%	$24,225	$55,000	$0	0.440	
COMBINATION		2	0.570	0.546	0.016	0.558	3.022%	$39,912	$71,500	$2,121	0.558	
MINERAL	COUNTY 54	2	0.570	0.546	0.016	0.558	3.022%	$39,912	$71,500	$2,121	0.558	
NONE		5	1.123	0.230	0.373	0.481	77.685%	$16,048	$41,685	$24,895	0.384	
LINCOLN	COUNTY 56	5	1.123	0.230	0.373	0.481	77.685%	$16,048	$41,685	$24,895	0.384	
FINAL STATISTICS		137	2.914	0.108	0.370	0.523	70.725%	$28,176	$64,517	$59,314	0.436	

EDIT CRITERIA FOR INCLUSION IN SALE RATIO STUDY AND PARAMETERS USED FOR CALCULATION

EDIT CRITERIA USED FOR INCLUSION IN THIS ASSESSMENT–SALE RATIO STUDY

1) PROPERTY TYPE(S) REQUESTED: ALL
2) STRUCTURE TYPE(S) REQUESTED: BANK OR SAVINGS AND LOAN
3) MINIMUM SALE DATE ACCEPTED: 01/01/75
4) MAXIMUM SALE DATE ACCEPTED: 12/31/80
5) MINIMUM SALE RATIO ACCEPTED: 0.1
6) MAXIMUM SALE RATIO ACCEPTED: 3.0
7) NO CONDITION OF SALE
8) NO CONTINUED REVIEW NEEDED ON SALE

STATE OF MONTANA DEPARTMENT OF REVENUE 09/24/80
PROPERTY ASSESSMENT DIVISION -- MASS APPRAISAL BUREAU

SALES RATIO STUDY PAGE 1

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED RATIO	LOCAL INDEX
COMBINATION		1	0.948	0.948	0.000	0.948	0.000%	$12,330	$13,000	$0	0.948	
SILVER BOW	COUNTY 01	1	0.948	0.948	0.000	0.948	0.000%	$12,330	$13,000	$0	0.948	
COMBINATION		1	0.203	0.203	0.000	0.203	0.000%	$6,525	$32,000	$0	0.203	
FALLON	COUNTY 39	1	0.203	0.203	0.000	0.203	0.000%	$6,525	$32,000	$0	0.203	
COMBINATION		2	1.151	0.992	0.112	1.072	10.460%	$50,408	$45,500	$28,991	1.107	
JEFFERSON	COUNTY 51	2	1.151	0.992	0.112	1.072	10.460%	$50,408	$45,500	$28,991	1.107	
FINAL STATISTICS		4	1.151	0.203	0.422	0.824	51.274%	$29,918	$34,000	$22,730	0.879	

EDIT CRITERIA FOR INCLUSION IN SALE RATIO STUDY AND PARAMETERS USED FOR CALCULATION

EDIT CRITERIA USED FOR INCLUSION IN THIS ASSESSMENT—SALE RATIO STUDY

1) PROPERTY TYPE(S) REQUESTED: ALL
2) STRUCTURE TYPE(S) REQUESTED: BOWLING ALLEY
3) MINIMUM SALE DATE ACCEPTED: 01/01/75
4) MAXIMUM SALE DATE ACCEPTED: 12/31/80
5) MINIMUM SALE RATIO ACCEPTED: 0.1
6) MAXIMUM SALE RATIO ACCEPTED: 3.0
7) NO CONDITION OF SALE
8) NO CONTINUED REVIEW NEEDED ON SALE

SALES RATIO STUDY

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF MEANS WEIGHTED	LAND TO BLDG RATIO	LOCAL INDEX
COMBINATION		1	1.068	1.068	0.000	1.068	0.000%	$511,574	$478,750	$0	1.068		
MISSOULA	COUNTY 04	1	1.068	1.068	0.000	1.068	0.000%	$511,574	$478,750	$0	1.068		
COMBINATION		1	0.704	0.704	0.000	0.704	0.000%	$83,780	$118,900	$0	0.704		
FLATHEAD	COUNTY 07	1	0.704	0.704	0.000	0.704	0.000%	$83,780	$118,900	$0	0.704		
COMBINATION		1	0.307	0.307	0.000	0.307	0.000%	$17,149	$55,700	$0	0.307		
RAVALLI	COUNTY 13	1	0.307	0.307	0.000	0.307	0.000%	$17,149	$55,700	$0	0.307		
COMBINATION		1	0.528	0.528	0.000	0.528	0.000%	$63,370	$120,000	$0	0.528		
GLACIER	COUNTY 38	1	0.528	0.528	0.000	0.528	0.000%	$63,370	$120,000	$0	0.528		
FINAL STATISTICS		4	1.068	0.307	0.321	0.652	49.284%	$168,968	$193,338	$192,633	0.873		

EDIT CRITERIA FOR INCLUSION IN SALE RATIO STUDY AND PARAMETERS USED FOR CALCULATION

EDIT CRITERIA USED FOR INCLUSION IN THIS ASSESSMENT–SALE RATIO STUDY

1) PROPERTY TYPE(S) REQUESTED: ALL
2) STRUCTURE TYPE(S) REQUESTED: CHURCH OR SYNAGOGUE
3) MINIMUM SALE DATE ACCEPTED: 01/01/75
4) MAXIMUM SALE DATE ACCEPTED: 12/31/80
5) MINIMUM SALE RATIO ACCEPTED: 0.1
6) MAXIMUM SALE RATIO ACCEPTED: 3.0
7) NO CONDITION OF SALE
8) NO CONTINUED REVIEW NEEDED ON SALE

STATE OF MONTANA DEPARTMENT OF REVENUE 09/25/80
PROPERTY ASSESSMENT DIVISION -- MASS APPRAISAL BUREAU

SALES RATIO STUDY PAGE 1

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LOCAL INDEX
COMBINATION		1	0.488	0.488	0.000	0.488	0.000%	$29,770	$61,000	$0	0.488	
FLATHEAD	COUNTY 07	1	0.488	0.488	0.000	0.488	0.000%	$29,770	$61,000	$0	0.488	
COMBINATION		1	0.266	0.266	0.000	0.266	0.000%	$1,600	$6,000	$0	0.266	
BEAVERHEAD	COUNTY 18	1	0.266	0.266	0.000	0.266	0.000%	$1,600	$6,000	$0	0.266	
COMBINATION		1	0.860	0.860	0.000	0.860	0.000%	$21,515	$25,000	$0	0.860	
GLACIER	COUNTY 38	1	0.860	0.860	0.000	0.860	0.000%	$21,515	$25,000	$0	0.860	
COMBINATION		1	1.331	1.331	0.000	1.331	0.000%	$5,325	$4,000	$0	1.331	
LINCOLN	COUNTY 56	1	1.331	1.331	0.000	1.331	0.000%	$5,325	$4,000	$0	1.331	
FINAL STATISTICS		4	1.331	0.266	0.466	0.736	63.265%	$14,553	$24,000	$26,420	0.606	

EDIT CRITERIA FOR INCLUSION IN SALE RATIO STUDY AND PARAMETERS USED FOR CALCULATION

EDIT CRITERIA USED FOR INCLUSION IN THIS ASSESSMENT–SALE RATIO STUDY

1) PROPERTY TYPE(S) REQUESTED: ALL
2) STRUCTURE TYPE(S) REQUESTED: CONDOMINIUM
3) MINIMUM SALE DATE ACCEPTED: 01/01/75
4) MAXIMUM SALE DATE ACCEPTED: 12/31/80
5) MINIMUM SALE RATIO ACCEPTED: 0.1
6) MAXIMUM SALE RATIO ACCEPTED: 3.0
7) NO CONDITION OF SALE
8) NO CONTINUED REVIEW NEEDED ON SALE

SALES RATIO STUDY

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LOCAL INDEX RATIO
GREAT FALLS		13	1.141	0.523	0.166	0.667	24.996%	$36,942	$57,115	$14,273	0.646	
CASCADE	COUNTY 02	13	1.141	0.523	0.166	0.667	24.996%	$36,942	$57,115	$14,273	0.646	
COMBINATION		3	0.553	0.487	0.036	0.529	6.829%	$23,300	$44,767	$16,223	0.520	
YELLOWSTONE	COUNTY 03	3	0.553	0.487	0.036	0.529	6.829%	$23,300	$44,767	$16,223	0.520	
MISSOULA		12	0.923	0.440	0.168	0.589	28.615%	$30,701	$53,028	$10,044	0.578	
NONE		8	0.871	0.603	0.082	0.691	11.858%	$35,190	$51,231	$12,932	0.686	
MISSOULA	COUNTY 04	20	0.923	0.440	0.146	0.630	23.322%	$32,497	$52,309	$10,993	0.621	
BIG SKY		23	0.827	0.436	0.080	0.647	12.351%	$29,556	$45,330	$12,186	0.652	
COMBINATION		8	0.734	0.398	0.099	0.520	19.043%	$22,881	$43,200	$5,871	0.529	
GALLATIN	COUNTY 06	31	0.827	0.398	0.100	0.615	16.417%	$27,833	$44,780	$10,856	0.621	
KALISPELL		8	0.760	0.227	0.210	0.420	49.960%	$18,318	$45,000	$14,183	0.407	
WHITEFISH		8	0.841	0.452	0.165	0.570	28.975%	$25,456	$42,000	$13,191	0.606	
NONE		27	0.919	0.271	0.168	0.512	32.925%	$22,529	$45,906	$22,932	0.490	
FLATHEAD	COUNTY 07	43	0.919	0.227	0.178	0.506	35.205%	$22,290	$45,011	$19,756	0.495	
RED LODGE		5	0.670	0.480	0.088	0.579	15.206%	$19,528	$34,700	$9,101	0.562	
COMBINATION		1	0.720	0.720	0.000	0.720	0.000%	$56,230	$78,000	$0	0.720	
CARBON	COUNTY 10	6	0.720	0.480	0.097	0.603	16.175%	$25,645	$41,917	$19,460	0.611	
COMBINATION		4	0.753	0.402	0.167	0.502	33.377%	$18,997	$41,000	$12,987	0.463	
LAKE	COUNTY 15	4	0.753	0.402	0.167	0.502	33.377%	$18,997	$41,000	$12,987	0.463	
NONE		36	1.458	0.148	0.189	0.801	23.614%	$26,692	$37,955	$31,523	0.703	
MADISON	COUNTY 25	36	1.458	0.148	0.189	0.801	23.614%	$26,692	$37,955	$31,523	0.703	
COMBINATION		1	0.746	0.746	0.000	0.746	0.000%	$82,116	$110,000	$0	0.746	
SHERIDAN	COUNTY 34	1	0.746	0.746	0.000	0.746	0.000%	$82,116	$110,000	$0	0.746	
FINAL STATISTICS		157	1.458	0.148	0.189	0.630	30.140%	$27,352	$45,468	$21,402	0.601	

EDIT CRITERIA USED FOR INCLUSION IN THIS ASSESSMENT–SALE RATIO STUDY

1) PROPERTY TYPE(S) REQUESTED: ALL
2) STRUCTURE TYPE(S) REQUESTED: DEPARTMENT STORE
3) MINIMUM SALE DATE ACCEPTED: 01/01/75
4) MAXIMUM SALE DATE ACCEPTED: 12/31/80
5) MINIMUM SALE RATIO ACCEPTED: 0.1
6) MAXIMUM SALE RATIO ACCEPTED: 3.0
7) NO CONDITION OF SALE
8) NO CONTINUED REVIEW NEEDED ON SALE

STATE OF MONTANA DEPARTMENT OF REVENUE 09/25/80
PROPERTY ASSESSMENT DIVISION -- MASS APPRAISAL BUREAU

SALES RATIO STUDY

MUNICIPALITY	NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED RATIO	LOCAL INDEX
COMBINATION	1	0.968	0.968	0.000	0.968	0.000%	$162,180	$167,500	$0	0.968	
BEAVERHEAD COUNTY 18	1	0.968	0.968	0.000	0.968	0.000%	$162,180	$167,500	$0	0.968	
COMBINATION	1	0.970	0.970	0.000	0.970	0.000%	$82,459	$85,000	$0	0.970	
SANDERS COUNTY 35	1	0.970	0.970	0.000	0.970	0.000%	$82,459	$85,000	$0	0.970	
COMBINATION	1	1.201	1.201	0.000	1.201	0.000%	$19,830	$16,500	$0	1.201	
MEAGHER COUNTY 47	1	1.201	1.201	0.000	1.201	0.000%	$19,830	$16,500	$0	1.201	
COMBINATION	2	2.542	0.639	1.345	1.591	84.575%	$34,138	$38,500	$40,305	0.886	
LINCOLN COUNTY 56	2	2.542	0.639	1.345	1.591	84.575%	$34,138	$38,500	$40,305	0.886	
FINAL STATISTICS	5	2.542	0.639	0.742	1.264	58.684%	$66,549	$69,200	$63,638	0.961	

EDIT CRITERIA FOR INCLUSION IN SALE RATIO STUDY AND PARAMETERS USED FOR CALCULATION

EDIT CRITERIA USED FOR INCLUSION IN THIS ASSESSMENT—SALE RATIO STUDY

1) PROPERTY TYPE(S) REQUESTED: ALL
2) STRUCTURE TYPE(S) REQUESTED: DUPLEX
3) MINIMUM SALE DATE ACCEPTED: 01/01/75
4) MAXIMUM SALE DATE ACCEPTED: 12/31/80
5) MINIMUM SALE RATIO ACCEPTED: 0.1
6) MAXIMUM SALE RATIO ACCEPTED: 3.0
7) NO CONDITION OF SALE
8) NO CONTINUED REVIEW NEEDED ON SALE

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LOCAL INDEX RATIO
BUTTE		47	2.393	0.172	0.461	0.963	47.886%	$11,562	$14,736	$11,548	0.784	
COMBINATION		4	2.184	0.558	0.773	1.045	73.951%	$17,864	$28,625	$35,179	0.624	
SILVER BOW	COUNTY 01	51	2.393	0.172	0.481	0.970	49.684%	$12,057	$15,825	$14,532	0.761	
GREAT FALLS		33	1.183	0.225	0.167	0.484	34.554%	$23,994	$50,891	$14,018	0.471	
COMBINATION		2	0.600	0.421	0.126	0.510	24.826%	$19,512	$39,950	$14,071	0.488	
CASCADE	COUNTY 02	35	1.183	0.225	0.163	0.485	33.741%	$23,738	$50,266	$14,050	0.472	
BILLINGS		66	1.055	0.285	0.144	0.503	28.770%	$28,114	$56,301	$15,899	0.499	
NONE		19	0.778	0.403	0.114	0.608	18.803%	$41,228	$66,969	$15,435	0.615	
YELLOWSTONE	COUNTY 03	85	1.055	0.285	0.144	0.527	27.496%	$31,046	$58,686	$16,328	0.529	
MISSOULA		25	0.975	0.399	0.138	0.574	24.111%	$37,951	$66,525	$15,640	0.570	
NONE		12	0.732	0.497	0.061	0.602	10.228%	$48,882	$82,750	$44,601	0.590	
MISSOULA	COUNTY 04	37	0.975	0.399	0.118	0.583	20.366%	$41,496	$71,787	$28,813	0.578	
HELENA		16	1.018	0.340	0.190	0.518	36.647%	$24,181	$51,616	$24,966	0.468	
COMBINATION		3	0.438	0.385	0.026	0.414	6.332%	$17,335	$41,867	$16,025	0.414	
LEWIS AND CLARK	COUNTY 05	19	1.018	0.340	0.178	0.502	35.466%	$23,100	$50,076	$23,694	0.461	
BOZEMAN		25	1.012	0.411	0.110	0.501	22.104%	$22,027	$44,199	$19,628	0.498	
COMBINATION		3	0.492	0.308	0.105	0.429	24.451%	$19,437	$43,333	$11,549	0.448	
GALLATIN	COUNTY 06	28	1.012	0.308	0.110	0.493	22.410%	$21,750	$44,107	$18,771	0.493	
COMBINATION		7	0.645	0.259	0.143	0.421	34.078%	$28,472	$71,481	$32,882	0.398	
FLATHEAD	COUNTY 07	7	0.645	0.259	0.143	0.421	34.078%	$28,472	$71,481	$32,882	0.398	
COMBINATION		1	0.540	0.540	0.000	0.540	0.000%	$31,320	$58,000	$0	0.540	
CARBON	COUNTY 10	1	0.540	0.540	0.000	0.540	0.000%	$31,320	$58,000	$0	0.540	
HAVRE		8	0.856	0.256	0.220	0.518	42.550%	$24,521	$47,986	$13,704	0.511	
HILL	COUNTY 12	8	0.856	0.256	0.220	0.518	42.550%	$24,521	$47,986	$13,704	0.511	
COMBINATION		1	0.330	0.330	0.000	0.330	0.000%	$18,506	$55,930	$0	0.330	
RAVALLI	COUNTY 13	1	0.330	0.330	0.000	0.330	0.000%	$18,506	$55,930	$0	0.330	
COMBINATION		3	0.558	0.374	0.092	0.464	19.853%	$11,042	$23,300	$3,764	0.473	
CUSTER	COUNTY 14	3	0.558	0.374	0.092	0.464	19.853%	$11,042	$23,300	$3,764	0.473	

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LOCAL INDEX
RONAN		5	0.749	0.517	0.098	0.577	16.989%	$24,048	$42,461	$6,030	0.566	
COMBINATION		5	0.556	0.423	0.048	0.484	9.965%	$27,070	$54,300	$23,690	0.498	
LAKE	COUNTY 15	10	0.749	0.423	0.087	0.530	16.542%	$25,559	$48,381	$17,449	0.528	
COMBINATION		1	0.684	0.684	0.000	0.684	0.000%	$29,790	$43,500	$0	0.684	
DAWSON	COUNTY 16	1	0.684	0.684	0.000	0.684	0.000%	$29,790	$43,500	$0	0.684	
COMBINATION		1	0.601	0.601	0.000	0.601	0.000%	$9,019	$15,000	$0	0.601	
ROOSEVELT	COUNTY 17	1	0.601	0.601	0.000	0.601	0.000%	$9,019	$15,000	$0	0.601	
COMBINATION		2	0.399	0.249	0.105	0.324	32.634%	$9,980	$32,500	$10,607	0.307	
BEAVERHEAD	COUNTY 18	2	0.399	0.249	0.105	0.324	32.634%	$9,980	$32,500	$10,607	0.307	
COMBINATION		1	0.490	0.490	0.000	0.490	0.000%	$28,430	$58,000	$0	0.490	
VALLEY	COUNTY 20	1	0.490	0.490	0.000	0.490	0.000%	$28,430	$58,000	$0	0.490	
COMBINATION		1	0.681	0.681	0.000	0.681	0.000%	$25,200	$37,000	$0	0.681	
TOOLE	COUNTY 21	1	0.681	0.681	0.000	0.681	0.000%	$25,200	$37,000	$0	0.681	
COMBINATION		1	0.724	0.724	0.000	0.724	0.000%	$28,972	$40,000	$0	0.724	
PONDERA	COUNTY 26	1	0.724	0.724	0.000	0.724	0.000%	$28,972	$40,000	$0	0.724	
COMBINATION		3	0.654	0.317	0.173	0.461	37.593%	$17,824	$42,667	$43,143	0.417	
RICHLAND	COUNTY 27	3	0.654	0.317	0.173	0.461	37.593%	$17,824	$42,667	$43,143	0.417	
COMBINATION		1	0.708	0.708	0.000	0.708	0.000%	$19,920	$28,125	$0	0.708	
ROSEBUD	COUNTY 29	1	0.708	0.708	0.000	0.708	0.000%	$19,920	$28,125	$0	0.708	
COMBINATION		1	0.762	0.762	0.000	0.762	0.000%	$13,730	$18,000	$0	0.762	
TREASURE	COUNTY 33	1	0.762	0.762	0.000	0.762	0.000%	$13,730	$18,000	$0	0.762	
COMBINATION		1	0.384	0.384	0.000	0.384	0.000%	$6,150	$16,000	$0	0.384	
SHERIDAN	COUNTY 34	1	0.384	0.384	0.000	0.384	0.000%	$6,150	$16,000	$0	0.384	
COMBINATION		2	0.416	0.346	0.049	0.381	12.941%	$14,035	$36,500	$4,950	0.384	
GLACIER	COUNTY 38	2	0.416	0.346	0.049	0.381	12.941%	$14,035	$36,500	$4,950	0.384	

SALES RATIO STUDY

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LOCAL INDEX
COMBINATION		1	0.342	0.342	0.000	0.342	0.000%	$13,341	$39,000	$0	0.342	
BROADWATER	COUNTY 43	1	0.342	0.342	0.000	0.342	0.000%	$13,341	$39,000	$0	0.342	
COMBINATION		1	1.708	1.708	0.000	1.708	0.000%	$13,370	$7,826	$0	1.708	
WHEATLAND	COUNTY 44	1	1.708	1.708	0.000	1.708	0.000%	$13,370	$7,826	$0	1.708	
COMBINATION		1	2.208	2.208	0.000	2.208	0.000%	$5,520	$2,500	$0	2.208	
GRANITE	COUNTY 46	1	2.208	2.208	0.000	2.208	0.000%	$5,520	$2,500	$0	2.208	
COMBINATION		1	0.610	0.610	0.000	0.610	0.000%	$18,910	$31,000	$0	0.610	
PARK	COUNTY 49	1	0.610	0.610	0.000	0.610	0.000%	$18,910	$31,000	$0	0.610	
COMBINATION		1	0.282	0.282	0.000	0.282	0.000%	$4,230	$15,000	$0	0.282	
JEFFERSON	COUNTY 51	1	0.282	0.282	0.000	0.282	0.000%	$4,230	$15,000	$0	0.282	
COMBINATION		3	0.770	0.470	0.168	0.575	29.323%	$25,159	$42,500	$12,135	0.591	
MINERAL	COUNTY 54	3	0.770	0.470	0.168	0.575	29.323%	$25,159	$42,500	$12,135	0.591	
COMBINATION		2	0.930	0.753	0.124	0.842	14.830%	$15,851	$19,500	$9,192	0.812	
LINCOLN	COUNTY 56	2	0.930	0.753	0.124	0.842	14.830%	$15,851	$19,500	$9,192	0.812	
FINAL STATISTICS		310	2.393	0.172	0.310	0.604	51.377%	$25,249	$47,524	$25,776	0.531	

EDIT CRITERIA FOR INCLUSION IN SALE RATIO STUDY AND PARAMETERS USED FOR CALCULATION

EDIT CRITERIA USED FOR INCLUSION IN THIS ASSESSMENT–SALE RATIO STUDY

1) PROPERTY TYPE(S) REQUESTED: ALL
2) STRUCTURE TYPE(S) REQUESTED: FRATERNAL BUILDING
3) MINIMUM SALE DATE ACCEPTED: 01/01/75
4) MAXIMUM SALE DATE ACCEPTED: 12/31/80
5) MINIMUM SALE RATIO ACCEPTED: 0.1
6) MAXIMUM SALE RATIO ACCEPTED: 3.0
7) NO CONDITION OF SALE
8) NO CONTINUED REVIEW NEEDED ON SALE

STATE OF MONTANA DEPARTMENT OF REVENUE 09/25/80
PROPERTY ASSESSMENT DIVISION -- MASS APPRAISAL BUREAU

SALES RATIO STUDY PAGE 1

MUNICIPALITY	NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LOCAL INDEX
COMBINATION	1	0.412	0.412	0.000	0.412	0.000%	$20,600	$50,000	$0	0.412	RATIO
CARBON COUNTY 10	1	0.412	0.412	0.000	0.412	0.000%	$20,600	$50,000	$0	0.412	
COMBINATION	1	0.833	0.833	0.000	0.833	0.000%	$4,999	$6,000	$0	0.833	
PRAIRIE COUNTY 45	1	0.833	0.833	0.000	0.833	0.000%	$4,999	$6,000	$0	0.833	
FINAL STATISTICS	2	0.833	0.412	0.297	0.622	47.829%	$12,800	$28,000	$31,113	0.457	

EDIT CRITERIA FOR INCLUSION IN SALE RATIO STUDY AND PARAMETERS USED FOR CALCULATION

EDIT CRITERIA USED FOR INCLUSION IN THIS ASSESSMENT–SALE RATIO STUDY

1) PROPERTY TYPE(S) REQUESTED: ALL
2) STRUCTURE TYPE(S) REQUESTED: GARAGE
3) MINIMUM SALE DATE ACCEPTED: 01/01/75
4) MAXIMUM SALE DATE ACCEPTED: 12/31/80
5) MINIMUM SALE RATIO ACCEPTED: 0.1
6) MAXIMUM SALE RATIO ACCEPTED: 3.0
7) NO CONDITION OF SALE
8) NO CONTINUED REVIEW NEEDED ON SALE

SALES RATIO STUDY

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LAND TO BLDG RATIO	LOCAL INDEX
BUTTE		8	1.400	0.218	0.410	0.643	63.792%	$8,599	$13,175	$17,903	0.652		
COMBINATION		4	0.973	0.430	0.272	0.681	39.963%	$3,225	$6,125	$5,138	0.526		
SILVER BOW	COUNTY 01	12	1.400	0.218	0.357	0.656	54.488%	$6,808	$10,825	$14,940	0.628		
GREAT FALLS		9	0.938	0.126	0.234	0.535	43.715%	$14,072	$28,494	$24,477	0.493		
COMBINATION		3	0.894	0.161	0.409	0.421	97.143%	$2,051	$8,250	$8,599	0.248		
CASCADE	COUNTY 02	12	0.938	0.126	0.270	0.507	53.293%	$11,067	$23,433	$23,087	0.472		
COMBINATION		1	0.704	0.704	0.000	0.704	0.000%	$31,780	$45,082	$0	0.704		
YELLOWSTONE	COUNTY 03	1	0.704	0.704	0.000	0.704	0.000%	$31,780	$45,082	$0	0.704		
MISSOULA		5	0.724	0.387	0.125	0.543	23.035%	$46,308	$93,600	$67,471	0.494		
NONE		5	0.974	0.342	0.239	0.566	42.258%	$9,030	$17,360	$14,534	0.520		
MISSOULA	COUNTY 04	10	0.974	0.342	0.180	0.554	32.515%	$27,669	$55,480	$61,088	0.498		
NONE		12	0.575	0.110	0.176	0.354	49.700%	$5,787	$16,684	$10,442	0.346		
COMBINATION		3	0.580	0.442	0.075	0.492	15.389%	$2,423	$4,967	$894	0.487		
LEWIS AND CLARK	COUNTY 05	15	0.580	0.110	0.168	0.382	44.166%	$5,114	$14,341	$10,455	0.356		
COMBINATION		7	0.838	0.123	0.254	0.401	63.472%	$9,863	$25,650	$22,230	0.384		
FLATHEAD	COUNTY 07	7	0.838	0.123	0.254	0.401	63.472%	$9,863	$25,650	$22,230	0.384		
COMBINATION		3	0.657	0.290	0.209	0.415	50.463%	$2,032	$6,133	$4,063	0.331		
FERGUS	COUNTY 08	3	0.657	0.290	0.209	0.415	50.463%	$2,032	$6,133	$4,063	0.331		
COMBINATION		1	0.226	0.226	0.000	0.226	0.000%	$6,450	$28,500	$0	0.226		
CARBON	COUNTY 10	1	0.226	0.226	0.000	0.226	0.000%	$6,450	$28,500	$0	0.226		
COMBINATION		3	1.367	0.242	0.641	0.626	102.554%	$12,445	$18,071	$4,431	0.688		
HILL	COUNTY 12	3	1.367	0.242	0.641	0.626	102.554%	$12,445	$18,071	$4,431	0.688		
COMBINATION		6	1.089	0.103	0.346	0.428	80.792%	$12,724	$44,121	$29,525	0.288		
RAVALLI	COUNTY 13	6	1.089	0.103	0.346	0.428	80.792%	$12,724	$44,121	$29,525	0.288		
COMBINATION		5	1.656	0.509	0.519	0.971	53.526%	$18,681	$25,900	$41,648	0.721		
CUSTER	COUNTY 14	5	1.656	0.509	0.519	0.971	53.526%	$18,681	$25,900	$41,648	0.721		
COMBINATION		8	0.550	0.102	0.158	0.343	46.149%	$5,585	$16,903	$17,480	0.330		

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LOCAL INDEX
LAKE	COUNTY 15	8	0.550	0.102	0.158	0.343	46.149%	$5,585	$16,903	$17,480	0.330	
COMBINATION		2	0.485	0.477	0.005	0.481	1.156%	$6,211	$12,850	$7,849	0.483	
DAWSON	COUNTY 16	2	0.485	0.477	0.005	0.481	1.156%	$6,211	$12,850	$7,849	0.483	
COMBINATION		3	0.832	0.263	0.287	0.523	54.873%	$9,426	$27,500	$37,111	0.342	
ROOSEVELT	COUNTY 17	3	0.832	0.263	0.287	0.523	54.873%	$9,426	$27,500	$37,111	0.342	
COMBINATION		1	0.909	0.909	0.000	0.909	0.000%	$22,740	$25,000	$0	0.909	
BEAVERHEAD	COUNTY 18	1	0.909	0.909	0.000	0.909	0.000%	$22,740	$25,000	$0	0.909	
COMBINATION		1	0.291	0.291	0.000	0.291	0.000%	$3,646	$12,500	$0	0.291	
CHOUTEAU	COUNTY 19	1	0.291	0.291	0.000	0.291	0.000%	$3,646	$12,500	$0	0.291	
COMBINATION		1	0.527	0.527	0.000	0.527	0.000%	$580	$1,100	$0	0.527	
VALLEY	COUNTY 20	1	0.527	0.527	0.000	0.527	0.000%	$580	$1,100	$0	0.527	
COMBINATION		1	0.820	0.820	0.000	0.820	0.000%	$2,870	$3,500	$0	0.820	
TOOLE	COUNTY 21	1	0.820	0.820	0.000	0.820	0.000%	$2,870	$3,500	$0	0.820	
COMBINATION		1	0.755	0.755	0.000	0.755	0.000%	$42,905	$56,800	$0	0.755	
BIG HORN	COUNTY 22	1	0.755	0.755	0.000	0.755	0.000%	$42,905	$56,800	$0	0.755	
ROUNDUP		6	1.441	0.398	0.412	0.678	60.848%	$4,601	$7,917	$9,377	0.581	
COMBINATION		3	0.779	0.424	0.187	0.566	33.146%	$6,351	$9,667	$7,234	0.656	
MUSSELSHELL	COUNTY 23	9	1.441	0.398	0.344	0.641	53.690%	$5,184	$8,500	$8,295	0.609	
COMBINATION		2	1.857	0.571	0.909	1.214	74.870%	$7,428	$8,500	$6,364	0.873	
PONDERA	COUNTY 26	2	1.857	0.571	0.909	1.214	74.870%	$7,428	$8,500	$6,364	0.873	
COMBINATION		6	0.929	0.269	0.253	0.486	52.229%	$9,527	$24,983	$22,854	0.381	
RICHLAND	COUNTY 27	6	0.929	0.269	0.253	0.486	52.229%	$9,527	$24,983	$22,854	0.381	
COLSTRIP		10	0.626	0.403	0.067	0.532	12.749%	$19,842	$37,888	$13,546	0.523	
FORSYTH		9	1.644	0.179	0.462	0.415	111.383%	$10,032	$35,368	$15,928	0.283	
ROSEBUD	COUNTY 29	19	1.644	0.179	0.317	0.477	66.626%	$15,195	$36,694	$14,360	0.414	

MUNICIPALITY	NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED RATIO	LOCAL INDEX
COMBINATION	1	0.640	0.640	0.000	0.640	0.000%	$640	$1,000	$0	0.640	
TETON COUNTY 31	1	0.640	0.640	0.000	0.640	0.000%	$640	$1,000	$0	0.640	
COMBINATION	1	0.231	0.231	0.000	0.231	0.000%	$1,736	$7,500	$0	0.231	
STILLWATER COUNTY 32	1	0.231	0.231	0.000	0.231	0.000%	$1,736	$7,500	$0	0.231	
COMBINATION	5	1.542	0.182	0.581	0.744	78.111%	$3,636	$9,460	$7,620	0.384	
SHERIDAN COUNTY 34	5	1.542	0.182	0.581	0.744	78.111%	$3,636	$9,460	$7,620	0.384	
COMBINATION	5	0.921	0.203	0.273	0.478	57.295%	$3,070	$6,750	$2,475	0.454	
SANDERS COUNTY 35	5	0.921	0.203	0.273	0.478	57.295%	$3,070	$6,750	$2,475	0.454	
COMBINATION	1	0.674	0.674	0.000	0.674	0.000%	$47,195	$70,000	$0	0.674	
DANIELS COUNTY 37	1	0.674	0.674	0.000	0.674	0.000%	$47,195	$70,000	$0	0.674	
COMBINATION	2	0.582	0.235	0.245	0.409	59.937%	$1,990	$5,500	$2,121	0.361	
GLACIER COUNTY 38	2	0.582	0.235	0.245	0.409	59.937%	$1,990	$5,500	$2,121	0.361	
BAKER	14	2.980	0.198	0.955	0.851	112.291%	$5,656	$12,914	$13,047	0.437	
FALLON COUNTY 39	14	2.980	0.198	0.955	0.851	112.291%	$5,656	$12,914	$13,047	0.437	
COMBINATION	3	0.673	0.418	0.129	0.532	24.345%	$4,319	$8,583	$3,358	0.503	
CARTER COUNTY 42	3	0.673	0.418	0.129	0.532	24.345%	$4,319	$8,583	$3,358	0.503	
COMBINATION	1	0.471	0.471	0.000	0.471	0.000%	$63,599	$135,000	$0	0.471	
BROADWATER COUNTY 43	1	0.471	0.471	0.000	0.471	0.000%	$63,599	$135,000	$0	0.471	
COMBINATION	4	1.235	0.450	0.369	0.749	49.364%	$4,370	$4,125	$5,266	1.059	
WHEATLAND COUNTY 44	4	1.235	0.450	0.369	0.749	49.364%	$4,370	$4,125	$5,266	1.059	
COMBINATION	4	0.795	0.237	0.230	0.499	46.097%	$7,978	$12,350	$11,976	0.645	
PRAIRIE COUNTY 45	4	0.795	0.237	0.230	0.499	46.097%	$7,978	$12,350	$11,976	0.645	
COMBINATION	3	0.643	0.178	0.261	0.341	76.585%	$4,253	$17,833	$12,004	0.238	
GRANITE COUNTY 46	3	0.643	0.178	0.261	0.341	76.585%	$4,253	$17,833	$12,004	0.238	
COMBINATION	4	1.292	0.109	0.489	0.656	74.635%	$6,312	$13,500	$7,326	0.467	

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LOCAL INDEX
MEAGHER	COUNTY 47	4	1.292	0.109	0.489	0.656	74.635%	$6,312	$13,500	$7,326	0.467	
COMBINATION		2	0.391	0.322	0.049	0.356	13.768%	$9,708	$27,625	$6,187	0.351	
PARK	COUNTY 49	2	0.391	0.322	0.049	0.356	13.768%	$9,708	$27,625	$6,187	0.351	
COMBINATION		1	0.573	0.573	0.000	0.573	0.000%	$7,160	$12,475	$0	0.573	
JEFFERSON	COUNTY 51	1	0.573	0.573	0.000	0.573	0.000%	$7,160	$12,475	$0	0.573	
COMBINATION		1	0.627	0.627	0.000	0.627	0.000%	$1,255	$2,000	$0	0.627	
WIBAUX	COUNTY 52	1	0.627	0.627	0.000	0.627	0.000%	$1,255	$2,000	$0	0.627	
COMBINATION		1	0.961	0.961	0.000	0.961	0.000%	$7,695	$8,000	$0	0.961	
GOLDEN VALLEY	COUNTY 53	1	0.961	0.961	0.000	0.961	0.000%	$7,695	$8,000	$0	0.961	
COMBINATION		4	0.672	0.127	0.228	0.353	64.811%	$8,762	$29,560	$20,390	0.296	
MINERAL	COUNTY 54	4	0.672	0.127	0.228	0.353	64.811%	$8,762	$29,560	$20,390	0.296	
COMBINATION		4	0.927	0.290	0.266	0.567	46.883%	$9,209	$17,250	$6,397	0.533	
LINCOLN	COUNTY 56	4	0.927	0.290	0.266	0.567	46.883%	$9,209	$17,250	$6,397	0.533	
FINAL STATISTICS		190	2.980	0.102	0.409	0.557	73.334%	$9,955	$21,760	$25,643	0.457	

EDIT CRITERIA FOR INCLUSION IN SALE RATIO STUDY AND PARAMETERS USED FOR CALCULATION

EDIT CRITERIA USED FOR INCLUSION IN THIS ASSESSMENT–SALE RATIO STUDY

1) PROPERTY TYPE(S) REQUESTED: ALL
2) STRUCTURE TYPE(S) REQUESTED: GAS STATION OR SERVICE GARAGE
3) MINIMUM SALE DATE ACCEPTED: 01/01/75
4) MAXIMUM SALE DATE ACCEPTED: 12/31/80
5) MINIMUM SALE RATIO ACCEPTED: 0.1
6) MAXIMUM SALE RATIO ACCEPTED: 3.0
7) NO CONDITION OF SALE
8) NO CONTINUED REVIEW NEEDED ON SALE

SALES RATIO STUDY

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LOCAL INDEX
BUTTE		5	0.999	0.650	0.145	0.908	16.073%	$100,673	$105,288	$57,714	0.956	
COMBINATION		1	0.589	0.589	0.000	0.589	0.000%	$228,745	$388,000	$0	0.589	
SILVER BOW	COUNTY 01	6	0.999	0.589	0.184	0.854	21.550%	$122,018	$152,407	$126,434	0.800	
GREAT FALLS		9	0.892	0.331	0.226	0.596	38.015%	$50,186	$84,849	$48,690	0.591	
CASCADE	COUNTY 02	9	0.892	0.331	0.226	0.596	38.015%	$50,186	$84,849	$48,690	0.591	
COMBINATION		4	0.572	0.423	0.066	0.488	13.570%	$59,608	$121,500	$36,134	0.490	
MISSOULA	COUNTY 04	4	0.572	0.423	0.066	0.488	13.570%	$59,608	$121,500	$36,134	0.490	
HELENA		12	0.818	0.121	0.216	0.494	43.742%	$42,047	$83,636	$41,176	0.502	
COMBINATION		2	0.761	0.141	0.437	0.451	96.959%	$17,920	$39,000	$1,414	0.459	
LEWIS AND CLARK	COUNTY 05	14	0.818	0.121	0.233	0.488	47.836%	$38,600	$77,259	$41,202	0.499	
COMBINATION		6	0.541	0.200	0.146	0.365	40.219%	$55,554	$167,750	$103,236	0.331	
GALLATIN	COUNTY 06	6	0.541	0.200	0.146	0.365	40.219%	$55,554	$167,750	$103,236	0.331	
COMBINATION		10	0.959	0.415	0.179	0.598	29.932%	$53,545	$93,110	$46,471	0.575	
FLATHEAD	COUNTY 07	10	0.959	0.415	0.179	0.598	29.932%	$53,545	$93,110	$46,471	0.575	
COMBINATION		2	0.569	0.370	0.140	0.469	29.960%	$20,650	$45,000	$7,071	0.458	
FERGUS	COUNTY 08	2	0.569	0.370	0.140	0.469	29.960%	$20,650	$45,000	$7,071	0.458	
COMBINATION		1	0.691	0.691	0.000	0.691	0.000%	$20,750	$30,000	$0	0.691	
POWDER RIVER	COUNTY 09	1	0.691	0.691	0.000	0.691	0.000%	$20,750	$30,000	$0	0.691	
COMBINATION		2	0.613	0.518	0.067	0.565	11.892%	$24,160	$42,500	$3,536	0.568	
CARBON	COUNTY 10	2	0.613	0.518	0.067	0.565	11.892%	$24,160	$42,500	$3,536	0.568	
COMBINATION		1	0.750	0.750	0.000	0.750	0.000%	$26,275	$35,000	$0	0.750	
PHILLIPS	COUNTY 11	1	0.750	0.750	0.000	0.750	0.000%	$26,275	$35,000	$0	0.750	
COMBINATION		5	1.255	0.315	0.388	0.674	57.624%	$36,636	$82,000	$66,577	0.446	
HILL	COUNTY 12	5	1.255	0.315	0.388	0.674	57.624%	$36,636	$82,000	$66,577	0.446	
COMBINATION		7	0.532	0.167	0.131	0.380	34.693%	$29,534	$74,029	$36,045	0.398	
RAVALLI	COUNTY 13	7	0.532	0.167	0.131	0.380	34.693%	$29,534	$74,029	$36,045	0.398	

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LAND TO BLDG RATIO	LOCAL INDEX
COMBINATION		6	1.298	0.288	0.415	0.930	44.721%	$71,054	$71,750	$25,814	0.990		
CUSTER	COUNTY 14	6	1.298	0.288	0.415	0.930	44.721%	$71,054	$71,750	$25,814	0.990		
COMBINATION		2	0.821	0.462	0.254	0.642	39.573%	$55,520	$85,050	$7,142	0.652		
LAKE	COUNTY 15	2	0.821	0.462	0.254	0.642	39.573%	$55,520	$85,050	$7,142	0.652		
COMBINATION		7	1.315	0.250	0.401	0.734	54.705%	$53,770	$74,429	$22,997	0.722		
DAWSON	COUNTY 16	7	1.315	0.250	0.401	0.734	54.705%	$53,770	$74,429	$22,997	0.722		
COMBINATION		6	0.733	0.330	0.146	0.584	25.115%	$15,158	$27,167	$19,187	0.557		
BEAVERHEAD	COUNTY 18	6	0.733	0.330	0.146	0.584	25.115%	$15,158	$27,167	$19,187	0.557		
COMBINATION		1	0.253	0.253	0.000	0.253	0.000%	$5,835	$23,000	$0	0.253		
CHOUTEAU	COUNTY 19	1	0.253	0.253	0.000	0.253	0.000%	$5,835	$23,000	$0	0.253		
GLASGOW		5	1.812	0.232	0.601	0.784	76.626%	$37,409	$60,000	$26,458	0.623		
COMBINATION		1	0.586	0.586	0.000	0.586	0.000%	$30,500	$52,000	$0	0.586		
VALLEY	COUNTY 20	6	1.812	0.232	0.544	0.751	72.357%	$36,258	$58,667	$23,888	0.618		
COMBINATION		1	0.639	0.639	0.000	0.639	0.000%	$28,795	$45,000	$0	0.639		
TOOLE	COUNTY 21	1	0.639	0.639	0.000	0.639	0.000%	$28,795	$45,000	$0	0.639		
COMBINATION		2	0.613	0.295	0.224	0.454	49.335%	$26,475	$60,000	$7,071	0.441		
BIG HORN	COUNTY 22	2	0.613	0.295	0.224	0.454	49.335%	$26,475	$60,000	$7,071	0.441		
COMBINATION		3	1.428	0.581	0.467	0.890	52.488%	$19,125	$21,973	$3,421	0.870		
MUSSELSHELL	COUNTY 23	3	1.428	0.581	0.467	0.890	52.488%	$19,125	$21,973	$3,421	0.870		
COMBINATION		2	0.743	0.276	0.330	0.509	64.745%	$12,353	$30,750	$20,153	0.401		
BLAINE	COUNTY 24	2	0.743	0.276	0.330	0.509	64.745%	$12,353	$30,750	$20,153	0.401		
COMBINATION		2	1.844	0.350	1.056	1.097	96.256%	$25,458	$30,000	$14,142	0.848		
PONDERA	COUNTY 26	2	1.844	0.350	1.056	1.097	96.256%	$25,458	$30,000	$14,142	0.848		
COMBINATION		2	1.001	0.629	0.263	0.815	32.278%	$24,355	$31,000	$7,071	0.785		
RICHLAND	COUNTY 27	2	1.001	0.629	0.263	0.815	32.278%	$24,355	$31,000	$7,071	0.785		

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COMBINATION		2	0.841	0.571	0.191	0.706	27.076%	$15,990	$23,500	$6,364	0.680		
ROSEBUD	COUNTY 29	2	0.841	0.571	0.191	0.706	27.076%	$15,990	$23,500	$6,364	0.680		
COMBINATION		3	0.906	0.255	0.328	0.553	59.372%	$29,872	$71,667	$47,247	0.416		
DEER LODGE	COUNTY 30	3	0.906	0.255	0.328	0.553	59.372%	$29,872	$71,667	$47,247	0.416		
COMBINATION		2	0.442	0.405	0.025	0.424	6.122%	$13,735	$32,500	$3,536	0.422		
TETON	COUNTY 31	2	0.442	0.405	0.025	0.424	6.122%	$13,735	$32,500	$3,536	0.422		
COMBINATION		1	0.820	0.820	0.000	0.820	0.000%	$32,274	$39,339	$0	0.820		
STILLWATER	COUNTY 32	1	0.820	0.820	0.000	0.820	0.000%	$32,274	$39,339	$0	0.820		
COMBINATION		2	0.444	0.405	0.027	0.425	6.553%	$20,438	$47,700	$10,889	0.428		
SHERIDAN	COUNTY 34	2	0.444	0.405	0.027	0.425	6.553%	$20,438	$47,700	$10,889	0.428		
COMBINATION		2	0.357	0.119	0.168	0.238	70.378%	$6,273	$32,500	$17,678	0.193		
SANDERS	COUNTY 35	2	0.357	0.119	0.168	0.238	70.378%	$6,273	$32,500	$17,678	0.193		
COMBINATION		6	0.832	0.489	0.132	0.564	23.439%	$41,046	$78,683	$58,539	0.521		
GLACIER	COUNTY 38	6	0.832	0.489	0.132	0.564	23.439%	$41,046	$78,683	$58,539	0.521		
BAKER		5	2.370	0.428	0.780	1.025	76.074%	$30,712	$45,600	$34,370	0.673		
FALLON	COUNTY 39	5	2.370	0.428	0.780	1.025	76.074%	$30,712	$45,600	$34,370	0.673		
COMBINATION		1	0.603	0.603	0.000	0.603	0.000%	$20,809	$34,500	$0	0.603		
MCCONE	COUNTY 41	1	0.603	0.603	0.000	0.603	0.000%	$20,809	$34,500	$0	0.603		
COMBINATION		4	2.387	0.347	0.983	1.452	67.716%	$17,484	$14,250	$6,344	1.226		
CARTER	COUNTY 42	4	2.387	0.347	0.983	1.452	67.716%	$17,484	$14,250	$6,344	1.226		
COMBINATION		1	0.513	0.513	0.000	0.513	0.000%	$20,530	$40,000	$0	0.513		
BROADWATER	COUNTY 43	1	0.513	0.513	0.000	0.513	0.000%	$20,530	$40,000	$0	0.513		
HARLOWTON		5	1.342	0.536	0.354	1.037	34.149%	$14,465	$14,410	$5,618	1.003		
COMBINATION		1	0.681	0.681	0.000	0.681	0.000%	$4,770	$7,000	$0	0.681		
WHEATLAND	COUNTY 44	6	1.342	0.536	0.348	0.978	35.650%	$12,849	$13,175	$5,865	0.975		

SALES RATIO STUDY

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LAND TO BLDG RATIO	LOCAL INDEX
COMBINATION		4	1.020	0.640	0.166	0.814	20.456%	$38,832	$45,625	$32,545	0.851		
PRAIRIE	COUNTY 45	4	1.020	0.640	0.166	0.814	20.456%	$38,832	$45,625	$32,545	0.851		
COMBINATION		4	0.706	0.465	0.107	0.553	19.474%	$25,547	$44,250	$16,939	0.577		
PARK	COUNTY 49	4	0.706	0.465	0.107	0.553	19.474%	$25,547	$44,250	$16,939	0.577		
COMBINATION		1	0.431	0.431	0.000	0.431	0.000%	$6,900	$16,000	$0	0.431		
JEFFERSON	COUNTY 51	1	0.431	0.431	0.000	0.431	0.000%	$6,900	$16,000	$0	0.431		
COMBINATION		2	0.868	0.448	0.297	0.658	45.157%	$8,307	$16,657	$17,898	0.498		
MINERAL	COUNTY 54	2	0.868	0.448	0.297	0.658	45.157%	$8,307	$16,657	$17,898	0.498		
COMBINATION		8	1.880	0.471	0.481	0.848	56.683%	$30,940	$41,751	$17,690	0.741		
LINCOLN	COUNTY 56	8	1.880	0.471	0.481	0.848	56.683%	$30,940	$41,751	$17,690	0.741		
FINAL STATISTICS		161	2.387	0.119	0.389	0.669	58.189%	$38,516	$65,874	$55,353	0.584		

EDIT CRITERIA FOR INCLUSION IN SALE RATIO STUDY AND PARAMETERS USED FOR CALCULATION

EDIT CRITERIA USED FOR INCLUSION IN THIS ASSESSMENT–SALE RATIO STUDY

1) PROPERTY TYPE(S) REQUESTED: ALL
2) STRUCTURE TYPE(S) REQUESTED: HOTEL
3) MINIMUM SALE DATE ACCEPTED: 01/01/75
4) MAXIMUM SALE DATE ACCEPTED: 12/31/80
5) MINIMUM SALE RATIO ACCEPTED: 0.1
6) MAXIMUM SALE RATIO ACCEPTED: 3.0
7) NO CONDITION OF SALE
8) NO CONTINUED REVIEW NEEDED ON SALE

SALES RATIO STUDY

MUNICIPALITY	NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LOCAL INDEX RATIO
COMBINATION	1	0.851	0.851	0.000	0.851	0.000%	$672,775	$790,000	$0	0.851	
CASCADE COUNTY 02	1	0.851	0.851	0.000	0.851	0.000%	$672,775	$790,000	$0	0.851	
COMBINATION	1	0.661	0.661	0.000	0.661	0.000%	$115,690	$175,000	$0	0.661	
YELLOWSTONE COUNTY 03	1	0.661	0.661	0.000	0.661	0.000%	$115,690	$175,000	$0	0.661	
COMBINATION	1	0.266	0.266	0.000	0.266	0.000%	$22,655	$85,000	$0	0.266	
LEWIS AND CLARK COUNTY 05	1	0.266	0.266	0.000	0.266	0.000%	$22,655	$85,000	$0	0.266	
COMBINATION	1	0.482	0.482	0.000	0.482	0.000%	$132,645	$275,000	$0	0.482	
FLATHEAD COUNTY 07	1	0.482	0.482	0.000	0.482	0.000%	$132,645	$275,000	$0	0.482	
COMBINATION	3	1.090	0.668	0.219	0.915	24.006%	$69,197	$81,733	$67,031	0.846	
BEAVERHEAD COUNTY 18	3	1.090	0.668	0.219	0.915	24.006%	$69,197	$81,733	$67,031	0.846	
COMBINATION	1	0.371	0.371	0.000	0.371	0.000%	$48,358	$130,000	$0	0.371	
CHOUTEAU COUNTY 19	1	0.371	0.371	0.000	0.371	0.000%	$48,358	$130,000	$0	0.371	
COMBINATION	1	1.370	1.370	0.000	1.370	0.000%	$26,045	$19,000	$0	1.370	
VALLEY COUNTY 20	1	1.370	1.370	0.000	1.370	0.000%	$26,045	$19,000	$0	1.370	
COMBINATION	1	0.798	0.798	0.000	0.798	0.000%	$27,940	$35,000	$0	0.798	
ROSEBUD COUNTY 29	1	0.798	0.798	0.000	0.798	0.000%	$27,940	$35,000	$0	0.798	
COMBINATION	1	1.026	1.026	0.000	1.026	0.000%	$60,560	$59,000	$0	1.026	
TETON COUNTY 31	1	1.026	1.026	0.000	1.026	0.000%	$60,560	$59,000	$0	1.026	
COMBINATION	1	0.366	0.366	0.000	0.366	0.000%	$4,400	$12,000	$0	0.366	
TREASURE COUNTY 33	1	0.366	0.366	0.000	0.366	0.000%	$4,400	$12,000	$0	0.366	
COMBINATION	1	0.202	0.202	0.000	0.202	0.000%	$30,408	$150,000	$0	0.202	
DANIELS COUNTY 37	1	0.202	0.202	0.000	0.202	0.000%	$30,408	$150,000	$0	0.202	
COMBINATION	2	0.622	0.393	0.161	0.508	31.782%	$21,513	$48,329	$37,718	0.445	
GLACIER COUNTY 38	2	0.622	0.393	0.161	0.508	31.782%	$21,513	$48,329	$37,718	0.445	
COMBINATION	1	0.561	0.561	0.000	0.561	0.000%	$53,360	$95,000	$0	0.561	

SALES RATIO STUDY

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LOCAL INDEX
FALLON	COUNTY 39	1	0.561	0.561	0.000	0.561	0.000%	$53,360	$95,000	$0	0.561	
COMBINATION		1	1.720	1.720	0.000	1.720	0.000%	$15,481	$9,000	$0	1.720	
CARTER	COUNTY 42	1	1.720	1.720	0.000	1.720	0.000%	$15,481	$9,000	$0	1.720	
COMBINATION		1	0.510	0.510	0.000	0.510	0.000%	$25,523	$50,000	$0	0.510	
WHEATLAND	COUNTY 44	1	0.510	0.510	0.000	0.510	0.000%	$25,523	$50,000	$0	0.510	
COMBINATION		1	1.627	1.627	0.000	1.627	0.000%	$47,206	$29,000	$0	1.627	
PRAIRIE	COUNTY 45	1	1.627	1.627	0.000	1.627	0.000%	$47,206	$29,000	$0	1.627	
COMBINATION		1	1.112	1.112	0.000	1.112	0.000%	$52,830	$47,500	$0	1.112	
GRANITE	COUNTY 46	1	1.112	1.112	0.000	1.112	0.000%	$52,830	$47,500	$0	1.112	
COMBINATION		1	0.673	0.673	0.000	0.673	0.000%	$27,610	$41,000	$0	0.673	
MINERAL	COUNTY 54	1	0.673	0.673	0.000	0.673	0.000%	$27,610	$41,000	$0	0.673	
FINAL STATISTICS		21	1.720	0.202	0.425	0.779	54.604%	$76,862	$111,588	$169,145	0.688	

EDIT CRITERIA FOR INCLUSION IN SALE RATIO STUDY AND PARAMETERS USED FOR CALCULATION

EDIT CRITERIA USED FOR INCLUSION IN THIS ASSESSMENT—SALE RATIO STUDY

1) PROPERTY TYPE(S) REQUESTED: ALL
2) STRUCTURE TYPE(S) REQUESTED: INDUSTRIAL BUILDING
3) MINIMUM SALE DATE ACCEPTED: 01/01/75
4) MAXIMUM SALE DATE ACCEPTED: 12/31/80
5) MINIMUM SALE RATIO ACCEPTED: 0.1
6) MAXIMUM SALE RATIO ACCEPTED: 3.0
7) NO CONDITION OF SALE
8) NO CONTINUED REVIEW NEEDED ON SALE

SALES RATIO STUDY

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LAND TO BLDG RATIO	LOCAL INDEX
COMBINATION		2	1.071	0.732	0.240	0.901	26.624%	$44,240	$50,000	$7,071	0.884		
SILVER BOW	COUNTY 01	2	1.071	0.732	0.240	0.901	26.624%	$44,240	$50,000	$7,071	0.884		
COMBINATION		1	0.344	0.344	0.000	0.344	0.000%	$17,244	$50,000	$0	0.344		
CASCADE	COUNTY 02	1	0.344	0.344	0.000	0.344	0.000%	$17,244	$50,000	$0	0.344		
COMBINATION		1	0.740	0.740	0.000	0.740	0.000%	$98,230	$132,700	$0	0.740		
YELLOWSTONE	COUNTY 03	1	0.740	0.740	0.000	0.740	0.000%	$98,230	$132,700	$0	0.740		
COMBINATION		2	0.559	0.553	0.003	0.556	0.666%	$20,926	$37,650	$13,647	0.555		
LEWIS AND CLARK	COUNTY 05	2	0.559	0.553	0.003	0.556	0.666%	$20,926	$37,650	$13,647	0.555		
COMBINATION		3	0.403	0.343	0.030	0.375	8.038%	$130,018	$344,333	$438,662	0.377		
GALLATIN	COUNTY 06	3	0.403	0.343	0.030	0.375	8.038%	$130,018	$344,333	$438,662	0.377		
COMBINATION		1	0.507	0.507	0.000	0.507	0.000%	$32,500	$64,000	$0	0.507		
FLATHEAD	COUNTY 07	1	0.507	0.507	0.000	0.507	0.000%	$32,500	$64,000	$0	0.507		
COMBINATION		1	0.122	0.122	0.000	0.122	0.000%	$6,100	$50,000	$0	0.122		
RAVALLI	COUNTY 13	1	0.122	0.122	0.000	0.122	0.000%	$6,100	$50,000	$0	0.122		
COMBINATION		6	0.705	0.312	0.144	0.545	26.571%	$34,190	$58,771	$45,328	0.581		
LAKE	COUNTY 15	6	0.705	0.312	0.144	0.545	26.571%	$34,190	$58,771	$45,328	0.581		
COMBINATION		1	0.617	0.617	0.000	0.617	0.000%	$185,385	$300,000	$0	0.617		
BIG HORN	COUNTY 22	1	0.617	0.617	0.000	0.617	0.000%	$185,385	$300,000	$0	0.617		
COMBINATION		5	2.112	0.215	0.818	1.066	76.725%	$35,991	$49,249	$57,118	0.730		
FALLON	COUNTY 39	5	2.112	0.215	0.818	1.066	76.725%	$35,991	$49,249	$57,118	0.730		
FINAL STATISTICS		23	2.112	0.122	0.454	0.651	69.768%	$54,128	$104,516	$174,545	0.517		

EDIT CRITERIA USED FOR INCLUSION IN THIS ASSESSMENT—SALE RATIO STUDY

1) PROPERTY TYPE(S) REQUESTED: ALL
2) STRUCTURE TYPE(S) REQUESTED: LAUNDROMAT OR DRY CLEANER
3) MINIMUM SALE DATE ACCEPTED: 01/01/75
4) MAXIMUM SALE DATE ACCEPTED: 12/31/80
5) MINIMUM SALE RATIO ACCEPTED: 0.1
6) MAXIMUM SALE RATIO ACCEPTED: 3.0
7) NO CONDITION OF SALE
8) NO CONTINUED REVIEW NEEDED ON SALE

SALES RATIO STUDY

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LOCAL INDEX
COMBINATION		2	1.128	0.542	0.414	0.835	49.580%	$56,137	$90,000	$91,924	0.623	
CASCADE	COUNTY 02	2	1.128	0.542	0.414	0.835	49.580%	$56,137	$90,000	$91,924	0.623	
COMBINATION		1	0.209	0.209	0.000	0.209	0.000%	$24,730	$118,150	$0	0.209	
MISSOULA	COUNTY 04	1	0.209	0.209	0.000	0.209	0.000%	$24,730	$118,150	$0	0.209	
COMBINATION		1	0.382	0.382	0.000	0.382	0.000%	$21,050	$55,000	$0	0.382	
GALLATIN	COUNTY 06	1	0.382	0.382	0.000	0.382	0.000%	$21,050	$55,000	$0	0.382	
COMBINATION		1	0.619	0.619	0.000	0.619	0.000%	$21,675	$35,000	$0	0.619	
FLATHEAD	COUNTY 07	1	0.619	0.619	0.000	0.619	0.000%	$21,675	$35,000	$0	0.619	
COMBINATION		3	0.892	0.468	0.229	0.629	36.471%	$23,200	$39,833	$12,293	0.582	
CARBON	COUNTY 10	3	0.892	0.468	0.229	0.629	36.471%	$23,200	$39,833	$12,293	0.582	
COMBINATION		1	0.434	0.434	0.000	0.434	0.000%	$15,200	$35,000	$0	0.434	
CUSTER	COUNTY 14	1	0.434	0.434	0.000	0.434	0.000%	$15,200	$35,000	$0	0.434	
COMBINATION		1	1.047	1.047	0.000	1.047	0.000%	$27,237	$26,000	$0	1.047	
LAKE	COUNTY 15	1	1.047	1.047	0.000	1.047	0.000%	$27,237	$26,000	$0	1.047	
COMBINATION		1	1.205	1.205	0.000	1.205	0.000%	$21,691	$18,000	$0	1.205	
VALLEY	COUNTY 20	1	1.205	1.205	0.000	1.205	0.000%	$21,691	$18,000	$0	1.205	
COMBINATION		1	2.356	2.356	0.000	2.356	0.000%	$5,892	$2,500	$0	2.356	
PONDERA	COUNTY 26	1	2.356	2.356	0.000	2.356	0.000%	$5,892	$2,500	$0	2.356	
COMBINATION		1	0.229	0.229	0.000	0.229	0.000%	$16,080	$70,000	$0	0.229	
ROSEBUD	COUNTY 29	1	0.229	0.229	0.000	0.229	0.000%	$16.080	$70,000	$0	0.229	
COMBINATION		1	1.034	1.034	0.000	1.034	0.000%	$31,038	$30,000	$0	1.034	
DEER LODGE	COUNTY 30	1	1.034	1.034	0.000	1.034	0.000%	$31,038	$30,000	$0	1.034	
COMBINATION		3	0.348	0.111	0.123	0.209	59.063%	$13,046	$67,667	$49,662	0.192	
STILLWATER	COUNTY 32	3	0.348	0.111	0.123	0.209	59.063%	$13,046	$67,667	$49,662	0.192	
COMBINATION		1	0.194	0.194	0.000	0.194	0.000%	$5,050	$26,000	$0	0.194	

SALES RATIO STUDY

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LOCAL INDEX
TREASURE	COUNTY 33	1	0.194	0.194	0.000	0.194	0.000%	$5,050	$26,000	$0	0.194	
COMBINATION		1	0.735	0.735	0.000	0.735	0.000%	$25,731	$35,000	$0	0.735	
DANIELS	COUNTY 37	1	0.735	0.735	0.000	0.735	0.000%	$25,731	$35,000	$0	0.735	
COMBINATION		1	0.706	0.706	0.000	0.706	0.000%	$5,397	$7,642	$0	0.706	
CARTER	COUNTY 42	1	0.706	0.706	0.000	0.706	0.000%	$5,397	$7,642	$0	0.706	
COMBINATION		1	0.513	0.513	0.000	0.513	0.000%	$10,790	$21,000	$0	0.513	
JEFFERSON	COUNTY 51	1	0.513	0.513	0.000	0.513	0.000%	$10,790	$21,000	$0	0.513	
FINAL STATISTICS		21	2.356	0.111	0.510	0.659	77.372%	$21,551	$46,752	$39,447	0.460	

EDIT CRITERIA FOR INCLUSION IN SALE RATIO STUDY AND PARAMETERS USED FOR CALCULATION

EDIT CRITERIA USED FOR INCLUSION IN THIS ASSESSMENT--SALE RATIO STUDY

1) PROPERTY TYPE(S) REQUESTED: ALL
2) STRUCTURE TYPE(S) REQUESTED: MARKET OR GROCERY STORE
3) MINIMUM SALE DATE ACCEPTED: 01/01/75
4) MAXIMUM SALE DATE ACCEPTED: 12/31/80
5) MINIMUM SALE RATIO ACCEPTED: 0.1
6) MAXIMUM SALE RATIO ACCEPTED: 3.0
7) NO CONDITION OF SALE
8) NO CONTINUED REVIEW NEEDED ON SALE

SALES RATIO STUDY

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LOCAL INDEX
COMBINATION		2	0.559	0.420	0.098	0.490	20.110%	$43,719	$97,375	$81,141	0.448	
SILVER BOW	COUNTY 01	2	0.559	0.420	0.098	0.490	20.110%	$43,719	$97,375	$81,141	0.448	
COMBINATION		1	0.378	0.378	0.000	0.378	0.000%	$14,569	$38,500	$0	0.378	
CASCADE	COUNTY 02	1	0.378	0.378	0.000	0.378	0.000%	$14,569	$38,500	$0	0.378	
COMBINATION		2	0.498	0.490	0.005	0.494	1.106%	$64,215	$130,277	$71,732	0.492	
MISSOULA	COUNTY 04	2	0.498	0.490	0.005	0.494	1.106%	$64,215	$130,277	$71,732	0.492	
COMBINATION		1	0.718	0.718	0.000	0.718	0.000%	$43,100	$60,000	$0	0.718	
LEWIS AND CLARK	COUNTY 05	1	0.718	0.718	0.000	0.718	0.000%	$43,100	$60,000	$0	0.718	
COMBINATION		2	0.410	0.378	0.022	0.394	5.676%	$30,238	$78,500	$65,761	0.385	
GALLATIN	COUNTY 06	2	0.410	0.378	0.022	0.394	5.676%	$30,238	$78,500	$65,761	0.385	
COMBINATION		1	0.494	0.494	0.000	0.494	0.000%	$9,885	$20,000	$0	0.494	
FERGUS	COUNTY 08	1	0.494	0.494	0.000	0.494	0.000%	$9,885	$20,000	$0	0.494	
COMBINATION		3	0.757	0.335	0.219	0.513	42.695%	$25,937	$40,000	$39,051	0.648	
CARBON	COUNTY 10	3	0.757	0.335	0.219	0.513	42.695%	$25,937	$40,000	$39,051	0.648	
COMBINATION		1	0.576	0.576	0.000	0.576	0.000%	$51,052	$88,500	$0	0.576	
HILL	COUNTY 12	1	0.576	0.576	0.000	0.576	0.000%	$51,052	$88,500	$0	0.576	
COMBINATION		2	0.342	0.240	0.072	0.291	24.854%	$29,458	$94,950	$49,568	0.310	
RAVALLI	COUNTY 13	2	0.342	0.240	0.072	0.291	24.854%	$29,458	$94,950	$49,568	0.310	
COMBINATION		1	0.491	0.491	0.000	0.491	0.000%	$100,828	$205,000	$0	0.491	
LAKE	COUNTY 15	1	0.491	0.491	0.000	0.491	0.000%	$100,828	$205,000	$0	0.491	
COMBINATION		1	0.516	0.516	0.000	0.516	0.000%	$33,600	$65,000	$0	0.516	
TOOLE	COUNTY 21	1	0.516	0.516	0.000	0.516	0.000%	$33,600	$65,000	$0	0.516	
COMBINATION		2	0.863	0.378	0.342	0.620	55.261%	$23,740	$36,500	$6,364	0.650	
PONDERA	COUNTY 26	2	0.863	0.378	0.342	0.620	55.261%	$23,740	$36,500	$6,364	0.650	
COMBINATION		1	0.225	0.225	0.000	0.225	0.000%	$13,550	$60,000	$0	0.225	

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LOCAL INDEX
POWELL	COUNTY 28	1	0.225	0.225	0.000	0.225	0.000%	$13,550	$60,000	$0	0.225	
COMBINATION		3	0.958	0.403	0.279	0.661	42.265%	$14,077	$26,567	$22,285	0.529	
ROSEBUD	COUNTY 29	3	0.958	0.403	0.279	0.661	42.265%	$14,077	$26,567	$22,285	0.529	
COMBINATION		4	0.528	0.369	0.068	0.431	15.945%	$19,395	$45,750	$30,729	0.423	
TETON	COUNTY 31	4	0.528	0.369	0.068	0.431	15.945%	$19,395	$45,750	$30,729	0.423	
COMBINATION		1	0.170	0.170	0.000	0.170	0.000%	$9,735	$57,000	$0	0.170	
STILLWATER	COUNTY 32	1	0.170	0.170	0.000	0.170	0.000%	$9,735	$57,000	$0	0.170	
COMBINATION		1	2.075	2.075	0.000	2.075	0.000%	$4,150	$2,000	$0	2.075	
SHERIDAN	COUNTY 34	1	2.075	2.075	0.000	2.075	0.000%	$4,150	$2,000	$0	2.075	
COMBINATION		1	0.444	0.444	0.000	0.444	0.000%	$7,551	$17,000	$0	0.444	
DANIELS	COUNTY 37	1	0.444	0.444	0.000	0.444	0.000%	$7,551	$17,000	$0	0.444	
COMBINATION		1	0.624	0.624	0.000	0.624	0.000%	$46,860	$75,000	$0	0.624	
GLACIER	COUNTY 38	1	0.624	0.624	0.000	0.624	0.000%	$46,860	$75,000	$0	0.624	
COMBINATION		2	0.977	0.237	0.523	0.607	86.186%	$32,275	$58,000	$11,314	0.556	
FALLON	COUNTY 39	2	0.977	0.237	0.523	0.607	86.186%	$32,275	$58,000	$11,314	0.556	
COMBINATION		1	0.960	0.960	0.000	0.960	0.000%	$4,994	$5,200	$0	0.960	
PRAIRIE	COUNTY 45	1	0.960	0.960	0.000	0.960	0.000%	$4,994	$5,200	$0	0.960	
COMBINATION		1	0.298	0.298	0.000	0.298	0.000%	$7,470	$25,000	$0	0.298	
GRANITE	COUNTY 46	1	0.298	0.298	0.000	0.298	0.000%	$7,470	$25,000	$0	0.298	
COMBINATION		1	1.006	1.006	0.000	1.006	0.000%	$60,379	$60,000	$0	1.006	
LIBERTY	COUNTY 48	1	1.006	1.006	0.000	1.006	0.000%	$60,379	$60,000	$0	1.006	
COMBINATION		1	0.624	0.624	0.000	0.624	0.000%	$40,575	$65,000	$0	0.624	
MINERAL	COUNTY 54	1	0.624	0.624	0.000	0.624	0.000%	$40,575	$65,000	$0	0.624	
COMBINATION		1	1.496	1.496	0.000	1.496	0.000%	$11,972	$8,000	$0	1.496	

SALES RATIO STUDY

MUNICIPALITY	NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	RATIO	LOCAL INDEX
LINCOLN COUNTY 56	1	1.496	1.496	0.000	1.496	0.000%	$11,972	$8,000	$0	1.496		
FINAL STATISTICS	38	2.075	0.170	0.365	0.582	62.688%	$29,084	$58,555	$47,671	0.496		

EDIT CRITERIA FOR INCLUSION IN SALE RATIO STUDY AND PARAMETERS USED FOR CALCULATION

EDIT CRITERIA USED FOR INCLUSION IN THIS ASSESSMENT–SALE RATIO STUDY

1) PROPERTY TYPE(S) REQUESTED: ALL
2) STRUCTURE TYPE(S) REQUESTED: MEDICAL OFFICE BUILDING
3) MINIMUM SALE DATE ACCEPTED: 01/01/75
4) MAXIMUM SALE DATE ACCEPTED: 12/31/80
5) MINIMUM SALE RATIO ACCEPTED: 0.1
6) MAXIMUM SALE RATIO ACCEPTED: 3.0
7) NO CONDITION OF SALE
8) NO CONTINUED REVIEW NEEDED ON SALE

STATE OF MONTANA DEPARTMENT OF REVENUE 09/25/80
PROPERTY ASSESSMENT DIVISION -- MASS APPRAISAL BUREAU

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MUNICIPALITY	NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LOCAL INDEX
COMBINATION	1	0.501	0.501	0.000	0.501	0.000%	$60,145	$120,000	$0	0.501	
SILVER BOW COUNTY 01	1	0.501	0.501	0.000	0.501	0.000%	$60,145	$120,000	$0	0.501	
COMBINATION	3	0.722	0.398	0.177	0.518	34.141%	$107,398	$229,946	$100,467	0.467	
MISSOULA COUNTY 04	3	0.722	0.398	0.177	0.518	34.141%	$107,398	$229,946	$100,467	0.467	
COMBINATION	1	0.928	0.928	0.000	0.928	0.000%	$51,041	$55,000	$0	0.928	
LEWIS AND CLARK COUNTY 05	1	0.928	0.928	0.000	0.928	0.000%	$51,041	$55,000	$0	0.928	
COMBINATION	2	0.718	0.383	0.236	0.551	42.978%	$41,480	$88,500	$61,518	0.468	
FLATHEAD COUNTY 07	2	0.718	0.383	0.236	0.551	42.978%	$41,480	$88,500	$61,518	0.468	
COMBINATION	2	1.050	0.630	0.297	0.840	35.351%	$15,760	$20,000	$7,071	0.788	
CARBON COUNTY 10	2	1.050	0.630	0.297	0.840	35.351%	$15,760	$20,000	$7,071	0.788	
COMBINATION	1	0.607	0.607	0.000	0.607	0.000%	$39,517	$65,000	$0	0.607	
PONDERA COUNTY 26	1	0.607	0.607	0.000	0.607	0.000%	$39,517	$65,000	$0	0.607	
COMBINATION	4	0.780	0.439	0.144	0.600	24.025%	$54,286	$102,250	$93,204	0.530	
RICHLAND COUNTY 27	4	0.780	0.439	0.144	0.600	24.025%	$54,286	$102,250	$93,204	0.530	
COMBINATION	1	0.379	0.379	0.000	0.379	0.000%	$18,994	$50,000	$0	0.379	
WHEATLAND COUNTY 44	1	0.379	0.379	0.000	0.379	0.000%	$18,994	$50,000	$0	0.379	
COMBINATION	1	0.666	0.666	0.000	0.666	0.000%	$24,996	$37,500	$0	0.666	
PARK COUNTY 49	1	0.666	0.666	0.000	0.666	0.000%	$24,996	$37,500	$0	0.666	
COMBINATION	1	0.854	0.854	0.000	0.854	0.000%	$41,870	$49,000	$0	0.854	
JEFFERSON COUNTY 51	1	0.854	0.854	0.000	0.854	0.000%	$41,870	$49,000	$0	0.854	
FINAL STATISTICS	17	1.050	0.379	0.198	0.628	31.622%	$52,375	$99,549	$88,910	0.526	

EDIT CRITERIA USED FOR INCLUSION IN THIS ASSESSMENT–SALE RATIO STUDY

1) PROPERTY TYPE(S) REQUESTED: ALL
2) STRUCTURE TYPE(S) REQUESTED: MOTEL
3) MINIMUM SALE DATE ACCEPTED: 01/01/75
4) MAXIMUM SALE DATE ACCEPTED: 12/31/80
5) MINIMUM SALE RATIO ACCEPTED: 0.1
6) MAXIMUM SALE RATIO ACCEPTED: 3.0
7) NO CONDITION OF SALE
8) NO CONTINUED REVIEW NEEDED ON SALE

SALES RATIO STUDY

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LOCAL INDEX
COMBINATION		3	1.442	0.659	0.452	0.920	49.121%	$28,637	$34,333	$9,817	0.834	
SILVER BOW	COUNTY 01	3	1.442	0.659	0.452	0.920	49.121%	$28,637	$34,333	$9,817	0.834	
COMBINATION		3	0.574	0.526	0.024	0.549	4.394%	$93,737	$170,667	$60,342	0.549	
CASCADE	COUNTY 02	3	0.574	0.526	0.024	0.549	4.394%	$93,737	$170,667	$60,342	0.549	
COMBINATION		2	0.413	0.250	0.115	0.331	34.724%	$62,330	$167,500	$116,673	0.372	
YELLOWSTONE	COUNTY 03	2	0.413	0.250	0.115	0.331	34.724%	$62,330	$167,500	$116,673	0.372	
COMBINATION		3	0.639	0.484	0.077	0.560	13.805%	$127,836	$232,333	$200,516	0.550	
MISSOULA	COUNTY 04	3	0.639	0.484	0.077	0.560	13.805%	$127,836	$232,333	$200,516	0.550	
COMBINATION		2	0.763	0.477	0.202	0.620	32.644%	$58,988	$106,337	$68,820	0.554	
LEWIS AND CLARK	COUNTY 05	2	0.763	0.477	0.202	0.620	32.644%	$58,988	$106,337	$68,820	0.554	
COMBINATION		7	0.934	0.224	0.239	0.414	57.861%	$64,611	$172,656	$120,104	0.374	
GALLATIN	COUNTY 06	7	0.934	0.224	0.239	0.414	57.861%	$64,611	$172,656	$120,104	0.374	
COMBINATION		5	0.498	0.217	0.112	0.405	27.668%	$143,587	$357,000	$332,690	0.402	
FLATHEAD	COUNTY 07	5	0.498	0.217	0.112	0.405	27.668%	$143,587	$357,000	$332,690	0.402	
COMBINATION		4	0.577	0.266	0.134	0.423	31.877%	$75,986	$214,285	$150,734	0.354	
CARBON	COUNTY 10	4	0.577	0.266	0.134	0.423	31.877%	$75,986	$214,285	$150,734	0.354	
COMBINATION		2	0.834	0.549	0.201	0.691	29.193%	$55,639	$73,500	$47,376	0.756	
PHILLIPS	COUNTY 11	2	0.834	0.549	0.201	0.691	29.193%	$55,639	$73,500	$47,376	0.756	
COMBINATION		1	0.355	0.355	0.000	0.355	0.000%	$108,301	$305,000	$0	0.355	
HILL	COUNTY 12	1	0.355	0.355	0.000	0.355	0.000%	$108,301	$305,000	$0	0.355	
COMBINATION		1	0.361	0.361	0.000	0.361	0.000%	$57,525	$159,000	$0	0.361	
RAVALLI	COUNTY 13	1	0.361	0.361	0.000	0.361	0.000%	$57,525	$159,000	$0	0.361	
COMBINATION		5	0.856	0.354	0.189	0.611	30.992%	$64,516	$107,835	$46,171	0.598	
LAKE	COUNTY 15	5	0.856	0.354	0.189	0.611	30.992%	$64,516	$107,835	$46,171	0.598	
COMBINATION		4	0.858	0.348	0.245	0.490	50.051%	$160,089	$398,750	$456,917	0.401	

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LOCAL INDEX
DAWSON	COUNTY 16	4	0.858	0.348	0.245	0.490	50.051%	$160,089	$398,750	$456,917	0.401	
DILLON		6	0.650	0.300	0.123	0.434	28.488%	$90,298	$222,500	$237,671	0.405	
COMBINATION		7	0.705	0.367	0.127	0.504	25.346%	$60,919	$132,739	$110,642	0.458	
BEAVERHEAD	COUNTY 18	13	0.705	0.300	0.126	0.472	26.689%	$74,478	$174,167	$178,400	0.427	
COMBINATION		2	0.398	0.344	0.038	0.371	10.408%	$143,435	$382,598	$68,870	0.374	
VALLEY	COUNTY 20	2	0.398	0.344	0.038	0.371	10.408%	$143,435	$382,598	$68,870	0.374	
COMBINATION		2	0.688	0.456	0.164	0.572	28.668%	$47,358	$88,500	$40,305	0.535	
TOOLE	COUNTY 21	2	0.688	0.456	0.164	0.572	28.668%	$47,358	$88,500	$40,305	0.535	
COMBINATION		2	0.696	0.479	0.153	0.588	26.056%	$107,163	$211,000	$220,617	0.507	
MUSSELSHELL	COUNTY 23	2	0.696	0.479	0.153	0.588	26.056%	$107,163	$211,000	$220,617	0.507	
COMBINATION		1	0.440	0.440	0.000	0.440	0.000%	$24,231	$55,000	$0	0.440	
PONDERA	COUNTY 26	1	0.440	0.440	0.000	0.440	0.000%	$24,231	$55,000	$0	0.440	
COMBINATION		1	0.426	0.426	0.000	0.426	0.000%	$38,400	$90,000	$0	0.426	
ROSEBUD	COUNTY 29	1	0.426	0.426	0.000	0.426	0.000%	$38,400	$90,000	$0	0.426	
COMBINATION		1	0.340	0.340	0.000	0.340	0.000%	$11,560	$34,000	$0	0.340	
SANDERS	COUNTY 35	1	0.340	0.340	0.000	0.340	0.000%	$11,560	$34,000	$0	0.340	
COMBINATION		1	0.310	0.310	0.000	0.310	0.000%	$45,745	$147,500	$0	0.310	
GLACIER	COUNTY 38	1	0.310	0.310	0.000	0.310	0.000%	$45,745	$147,500	$0	0.310	
COMBINATION		4	2.728	0.460	1.013	1.430	70.849%	$29,933	$30,000	$20,412	0.997	
CARTER	COUNTY 42	4	2.728	0.460	1.013	1.430	70.849%	$29,933	$30,000	$20,412	0.997	
COMBINATION		1	0.383	0.383	0.000	0.383	0.000%	$91,992	$240,000	$0	0.383	
BROADWATER	COUNTY 43	1	0.383	0.383	0.000	0.383	0.000%	$91,992	$240,000	$0	0.383	
COMBINATION		2	0.447	0.364	0.058	0.406	14.457%	$28,432	$70,000	$0	0.406	
WHEATLAND	COUNTY 44	2	0.447	0.364	0.058	0.406	14.457%	$28,432	$70,000	$0	0.406	
COMBINATION		1	0.698	0.698	0.000	0.698	0.000%	$48,870	$70,000	$0	0.698	

SALES RATIO STUDY

MUNICIPALITY	NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED RATIO	LOCAL INDEX
GRANITE COUNTY 46	1	0.698	0.698	0.000	0.698	0.000%	$48,870	$70,000	$0	0.698	
COMBINATION	2	0.883	0.680	0.143	0.781	18.377%	$14,335	$16,750	$17,324	0.855	
MEAGHER COUNTY 47	2	0.883	0.680	0.143	0.781	18.377%	$14,335	$16,750	$17,324	0.855	
COMBINATION	3	0.594	0.295	0.149	0.451	33.201%	$30,970	$74,333	$26,952	0.416	
PARK COUNTY 49	3	0.594	0.295	0.149	0.451	33.201%	$30,970	$74,333	$26,952	0.416	
COMBINATION	3	0.706	0.446	0.142	0.542	26.223%	$71,845	$141,667	$53,462	0.507	
LINCOLN COUNTY 56	3	0.706	0.446	0.142	0.542	26.223%	$71,845	$141,667	$53,462	0.507	
FINAL STATISTICS	81	2.728	0.217	0.340	0.550	61.866%	$74,643	$168,666	$181,854	0.442	

EDIT CRITERIA FOR INCLUSION IN SALE RATIO STUDY AND PARAMETERS USED FOR CALCULATION

EDIT CRITERIA USED FOR INCLUSION IN THIS ASSESSMENT–SALE RATIO STUDY

1) PROPERTY TYPE(S) REQUESTED: ALL
2) STRUCTURE TYPE(S) REQUESTED: MULTI–FAMILY APARTMENTS (4 or more units)
3) MINIMUM SALE DATE ACCEPTED: 01/01/75
4) MAXIMUM SALE DATE ACCEPTED: 12/31/80
5) MINIMUM SALE RATIO ACCEPTED: 0.1
6) MAXIMUM SALE RATIO ACCEPTED: 3.0
7) NO CONDITION OF SALE
8) NO CONTINUED REVIEW NEEDED ON SALE

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LOCAL RATIO INDEX
BUTTE		32	2.259	0.241	0.466	0.911	51.150%	$20,000	$28,173	$23,322	0.709	
SILVER BOW	COUNTY 01	32	2.259	0.241	0.466	0.911	51.150%	$20,000	$28,173	$23,322	0.709	
GREAT FALLS		30	0.981	0.287	0.195	0.575	34.047%	$64,430	$104,553	$72,531	0.616	
COMBINATION		1	0.656	0.656	0.000	0.656	0.000%	$39,378	$59,950	$0	0.656	
CASCADE	COUNTY 02	31	0.981	0.287	0.193	0.578	33.419%	$63,622	$103,114	$71,761	0.617	
BILLINGS		22	0.872	0.323	0.158	0.553	28.638%	$55,523	$109,440	$96,971	0.507	
YELLOWSTONE	COUNTY 03	22	0.872	0.323	0.158	0.553	28.638%	$55,523	$109,440	$96,971	0.507	
MISSOULA		32	0.862	0.274	0.168	0.578	29.046%	$56,699	$96,177	$47,381	0.589	
NONE		5	0.804	0.490	0.128	0.681	18.809%	$45,668	$68,780	$24,705	0.663	
MISSOULA	COUNTY 04	37	0.862	0.274	0.165	0.592	27.951%	$55,209	$92,474	$45,730	0.597	
HELENA		42	1.008	0.363	0.146	0.562	26.089%	$52,145	$95,673	$76,791	0.545	
COMBINATION		4	1.051	0.275	0.352	0.543	64.932%	$71,353	$193,725	$260,945	0.368	
LEWIS AND CLARK	COUNTY 05	46	1.051	0.275	0.167	0.560	29.813%	$53,815	$104,199	$103,405	0.516	
BOZEMAN		35	1.491	0.303	0.215	0.503	42.699%	$46,258	$83,369	$66,768	0.554	
COMBINATION		3	0.427	0.356	0.035	0.393	9.002%	$33,592	$84,333	$40,005	0.398	
GALLATIN	COUNTY 06	38	1.491	0.303	0.208	0.494	42.128%	$45,258	$83,445	$64,677	0.542	
COMBINATION		11	1.076	0.195	0.260	0.546	47.725%	$63,358	$118,589	$79,203	0.534	
FLATHEAD	COUNTY 07	11	1.076	0.195	0.260	0.546	47.725%	$63,358	$118,589	$79,203	0.534	
COMBINATION		2	0.433	0.366	0.047	0.399	11.876%	$10,393	$26,000	$0	0.399	
FERGUS	COUNTY 08	2	0.433	0.366	0.047	0.399	11.876%	$10,393	$26,000	$0	0.399	
COMBINATION		1	0.551	0.551	0.000	0.551	0.000%	$16,270	$29,500	$0	0.551	
POWDER RIVER	COUNTY 09	1	0.551	0.551	0.000	0.551	0.000%	$16,270	$29,500	$0	0.551	
COMBINATION		1	0.645	0.645	0.000	0.645	0.000%	$43,540	$67,500	$0	0.645	
PHILLIPS	COUNTY 11	1	0.645	0.645	0.000	0.645	0.000%	$43,540	$67,500	$0	0.645	
HAVRE		12	0.672	0.413	0.083	0.576	14.569%	$64,476	$111,417	$45,315	0.578	
HILL	COUNTY 12	12	0.672	0.413	0.083	0.576	14.569%	$64,476	$111,417	$45,315	0.578	
COMBINATION		5	1.255	0.132	0.456	0.451	101.207%	$10,531	$40,500	$42,974	0.260	

SALES RATIO STUDY

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LOCAL INDEX
RAVALLI	COUNTY 13	5	1.255	0.132	0.456	0.451	101.207%	$10,531	$40,500	$42,974	0.260	
COMBINATION		4	1.393	0.469	0.390	0.967	40.297%	$82,176	$93,625	$118,466	0.877	
CUSTER	COUNTY 14	4	1.393	0.469	0.390	0.967	40.297%	$82,176	$93,625	$118,466	0.877	
COMBINATION		7	0.678	0.279	0.144	0.519	27.882%	$47,131	$85,900	$42,730	0.548	
LAKE	COUNTY 15	7	0.678	0.279	0.144	0.519	27.882%	$47,131	$85,900	$42,730	0.548	
COMBINATION		2	0.697	0.621	0.053	0.659	8.152%	$299,278	$432,500	$519,723	0.691	
DAWSON	COUNTY 16	2	0.697	0.621	0.053	0.659	8.152%	$299,278	$432,500	$519,723	0.691	
COMBINATION		2	0.591	0.520	0.050	0.555	8.999%	$36,560	$66,500	$16,263	0.549	
ROOSEVELT	COUNTY 17	2	0.591	0.520	0.050	0.555	8.999%	$36,560	$66,500	$16,263	0.549	
COMBINATION		3	0.797	0.606	0.110	0.733	15.037%	$44,125	$57,000	$31,177	0.774	
BEAVERHEAD	COUNTY 18	3	0.797	0.606	0.110	0.733	15.037%	$44,125	$57,000	$31,177	0.774	
COMBINATION		1	0.623	0.623	0.000	0.623	0.000%	$31,635	$50,700	$0	0.623	
CHOUTEAU	COUNTY 19	1	0.623	0.623	0.000	0.623	0.000%	$31,635	$50,700	$0	0.623	
COMBINATION		5	1.279	0.773	0.223	0.940	23.724%	$30,403	$36,700	$31,640	0.828	
VALLEY	COUNTY 20	5	1.279	0.773	0.223	0.940	23.724%	$30,403	$36,700	$31,640	0.828	
COMBINATION		3	1.270	0.500	0.396	0.832	47.588%	$40,518	$58,035	$30,512	0.698	
TOOLE	COUNTY 21	3	1.270	0.500	0.396	0.832	47.588%	$40,518	$58,035	$30,512	0.698	
HARDIN		7	1.234	0.410	0.258	0.749	34.511%	$37,276	$53,843	$22,439	0.692	
BIG HORN	COUNTY 22	7	1.234	0.410	0.258	0.749	34.511%	$37,276	$53,843	$22,439	0.692	
COMBINATION		3	1.602	0.700	0.460	1.095	42.063%	$45,976	$47,067	$28,858	0.976	
MUSSELSHELL	COUNTY 23	3	1.602	0.700	0.460	1.095	42.063%	$45,976	$47,067	$28,858	0.976	
COMBINATION		1	0.184	0.184	0.000	0.184	0.000%	$14,305	$77,500	$0	0.184	
PONDERA	COUNTY 26	1	0.184	0.184	0.000	0.184	0.000%	$14,305	$77,500	$0	0.184	
SIDNEY		7	0.696	0.296	0.127	0.478	26.721%	$41,298	$83,093	$63,317	0.497	
COMBINATION		1	0.790	0.790	0.000	0.790	0.000%	$9,480	$12,000	$0	0.790	

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LOCAL INDEX RATIO
RICHLAND	COUNTY 27	8	0.790	0.296	0.161	0.517	31.250%	$37,320	$74,206	$63,782	0.502	
COMBINATION		1	0.618	0.618	0.000	0.618	0.000%	$19,793	$32,000	$0	0.618	
DEER LODGE	COUNTY 30	1	0.618	0.618	0.000	0.618	0.000%	$19,793	$32,000	$0	0.618	
COMBINATION		1	0.767	0.767	0.000	0.767	0.000%	$24,953	$32,500	$0	0.767	
STILLWATER	COUNTY 32	1	0.767	0.767	0.000	0.767	0.000%	$24,953	$32,500	$0	0.767	
PLENTYWOOD		5	0.513	0.338	0.075	0.440	17.221%	$25,469	$59,600	$34,795	0.427	
SHERIDAN	COUNTY 34	5	0.513	0.338	0.075	0.440	17.221%	$25,469	$59,600	$34,795	0.427	
COMBINATION		1	0.910	0.910	0.000	0.910	0.000%	$72,753	$79,874	$0	0.910	
DANIELS	COUNTY 37	1	0.910	0.910	0.000	0.910	0.000%	$72,753	$79,874	$0	0.910	
COMBINATION		1	0.509	0.509	0.000	0.509	0.000%	$24,460	$48,000	$0	0.509	
GLACIER	COUNTY 38	1	0.509	0.509	0.000	0.509	0.000%	$24,460	$48,000	$0	0.509	
COMBINATION		3	0.670	0.387	0.149	0.500	29.904%	$19,157	$42,500	$22,500	0.450	
FALLON	COUNTY 39	3	0.670	0.387	0.149	0.500	29.904%	$19,157	$42,500	$22,500	0.450	
COMBINATION		2	2.856	0.645	1.563	1.751	89.260%	$21,983	$13,500	$2,121	1.628	
CARTER	COUNTY 42	2	2.856	0.645	1.563	1.751	89.260%	$21,983	$13,500	$2,121	1.628	
COMBINATION		1	0.765	0.765	0.000	0.765	0.000%	$33,674	$44,000	$0	0.765	
BROADWATER	COUNTY 43	1	0.765	0.765	0.000	0.765	0.000%	$33,674	$44,000	$0	0.765	
COMBINATION		2	1.116	0.512	0.426	0.814	52.390%	$15,049	$22,000	$13,435	0.684	
WHEATLAND	COUNTY 44	2	1.116	0.512	0.426	0.814	52.390%	$15,049	$22,000	$13,435	0.684	
COMBINATION		1	0.328	0.328	0.000	0.328	0.000%	$9,841	$30,000	$0	0.328	
PRAIRIE	COUNTY 45	1	0.328	0.328	0.000	0.328	0.000%	$9,841	$30,000	$0	0.328	
COMBINATION		4	0.347	0.239	0.044	0.287	15.532%	$10,410	$36,875	$5,513	0.282	
GRANITE	COUNTY 46	4	0.347	0.239	0.044	0.287	15.532%	$10,410	$36,875	$5,513	0.282	
COMBINATION		4	0.651	0.190	0.192	0.433	44.474%	$59,839	$122,400	$99,433	0.488	

SALES RATIO STUDY

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF MEANS WEIGHTED	LAND TO BLDG RATIO	LOCAL INDEX
PARK	COUNTY 49	4	0.651	0.190	0.192	0.433	44.474%	$59,839	$122,400	$99,433	0.488		
COMBINATION		1	0.991	0.991	0.000	0.991	0.000%	$19,820	$20,000	$0	0.991		
JEFFERSON	COUNTY 51	1	0.991	0.991	0.000	0.991	0.000%	$19,820	$20,000	$0	0.991		
COMBINATION		2	0.897	0.290	0.429	0.593	72.268%	$29,461	$44,000	$15,556	0.669		
MINERAL	COUNTY 54	2	0.897	0.290	0.429	0.593	72.268%	$29,461	$44,000	$15,556	0.669		
COMBINATION		3	0.646	0.262	0.206	0.497	41.447%	$37,720	$66,000	$38,510	0.571		
LINCOLN	COUNTY 56	3	0.646	0.262	0.206	0.497	41.447%	$37,720	$66,000	$38,510	0.571		
FINAL STATISTICS		316	2.856	0.132	0.304	0.617	49.310%	$47,698	$83,331	$81,573	0.572		

EDIT CRITERIA FOR INCLUSION IN SALE RATIO STUDY AND PARAMETERS USED FOR CALCULATION

EDIT CRITERIA USED FOR INCLUSION IN THIS ASSESSMENT–SALE RATIO STUDY

1) PROPERTY TYPE(S) REQUESTED: ALL
2) STRUCTURE TYPE(S) REQUESTED: OFFICE BUILDING
3) MINIMUM SALE DATE ACCEPTED: 01/01/75
4) MAXIMUM SALE DATE ACCEPTED: 12/31/80
5) MINIMUM SALE RATIO ACCEPTED: 0.1
6) MAXIMUM SALE RATIO ACCEPTED: 3.0
7) NO CONDITION OF SALE
8) NO CONTINUED REVIEW NEEDED ON SALE

SALES RATIO STUDY

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LOCAL INDEX
BUTTE		12	1.691	0.595	0.383	0.981	39.075%	$49,929	$63,453	$86,428	0.786	
COMBINATION		1	0.221	0.221	0.000	0.221	0.000%	$36,530	$165,000	$0	0.221	
SILVER BOW	COUNTY 01	13	1.691	0.221	0.423	0.922	45.868%	$48,898	$71,264	$87,410	0.686	
GREAT FALLS		7	0.720	0.362	0.119	0.537	22.235%	$47,465	$78,507	$65,676	0.604	
CASCADE	COUNTY 02	7	0.720	0.362	0.119	0.537	22.235%	$47,465	$78,507	$65,676	0.604	
COMBINATION		1	0.778	0.778	0.000	0.778	0.000%	$97,330	$125,000	$0	0.778	
YELLOWSTONE	COUNTY 03	1	0.778	0.778	0.000	0.778	0.000%	$97,330	$125,000	$0	0.778	
MISSOULA		10	0.941	0.274	0.214	0.521	41.144%	$76,532	$141,075	$61,403	0.542	
MISSOULA	COUNTY 04	10	0.941	0.274	0.214	0.521	41.144%	$76,532	$141,075	$61,403	0.542	
HELENA		10	0.794	0.362	0.129	0.566	22.828%	$78,306	$140,050	$114,121	0.559	
COMBINATION		3	0.879	0.140	0.371	0.490	75.723%	$87,317	$145,420	$109,471	0.600	
LEWIS AND CLARK	COUNTY 05	13	0.879	0.140	0.191	0.549	34.860%	$80,385	$141,289	$108,492	0.568	
COMBINATION		1	0.359	0.359	0.000	0.359	0.000%	$16,155	$45,000	$0	0.359	
GALLATIN	COUNTY 06	1	0.359	0.359	0.000	0.359	0.000%	$16,155	$45,000	$0	0.359	
KALISPELL		6	0.974	0.457	0.169	0.693	24.419%	$106,441	$142,500	$83,828	0.746	
COMBINATION		3	1.924	0.246	0.841	1.126	74.698%	$13,168	$26,300	$34,108	0.500	
FLATHEAD	COUNTY 07	9	1.924	0.246	0.491	0.838	58.694%	$75,350	$103,767	$89,768	0.726	
COMBINATION		1	0.604	0.604	0.000	0.604	0.000%	$30,205	$50,000	$0	0.604	
FERGUS	COUNTY 08	1	0.604	0.604	0.000	0.604	0.000%	$30,205	$50,000	$0	0.604	
COMBINATION		1	0.278	0.278	0.000	0.278	0.000%	$5,575	$20,000	$0	0.278	
POWDER RIVER	COUNTY 09	1	0.278	0.278	0.000	0.278	0.000%	$5,575	$20,000	$0	0.278	
COMBINATION		2	0.642	0.484	0.111	0.563	19.786%	$25,760	$45,000	$7,071	0.572	
CARBON	COUNTY 10	2	0.642	0.484	0.111	0.563	19.786%	$25,760	$45,000	$7,071	0.572	
COMBINATION		3	0.798	0.344	0.235	0.534	44.119%	$73,162	$146,667	$36,854	0.498	
HILL	COUNTY 12	3	0.798	0.344	0.235	0.534	44.119%	$73,162	$146,667	$36,854	0.498	
COMBINATION		4	1.847	0.187	0.774	0.711	108.941%	$30,579	$72,500	$49,917	0.421	

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LAND TO BLDG RATIO	LOCAL INDEX
RAVALLI	COUNTY 13	4	1.847	0.187	0.774	0.711	108.941%	$30,579	$72,500	$49,917	0.421		
COMBINATION		2	0.791	0.610	0.127	0.700	18.241%	$36,118	$52,500	$10,607	0.687		
CUSTER	COUNTY 14	2	0.791	0.610	0.127	0.700	18.241%	$36,118	$52,500	$10,607	0.687		
COMBINATION		4	0.496	0.340	0.068	0.403	17.034%	$13,950	$34,475	$30,397	0.404		
LAKE	COUNTY 15	4	0.496	0.340	0.068	0.403	17.034%	$13,950	$34,475	$30,397	0.404		
COMBINATION		2	0.840	0.829	0.007	0.834	0.877%	$36,319	$43,750	$58,336	0.830		
ROOSEVELT	COUNTY 17	2	0.840	0.829	0.007	0.834	0.877%	$36,319	$43,750	$58,336	0.830		
COMBINATION		3	0.587	0.318	0.135	0.460	29.331%	$37,170	$83,333	$38,838	0.446		
BEAVERHEAD	COUNTY 18	3	0.587	0.318	0.135	0.460	29.331%	$37,170	$83,333	$38,838	0.446		
COMBINATION		4	1.840	0.512	0.618	0.921	67.126%	$84,745	$108,400	$52,719	0.781		
VALLEY	COUNTY 20	4	1.840	0.512	0.618	0.921	67.126%	$84,745	$108,400	$52,719	0.781		
SHELBY		7	0.983	0.553	0.163	0.758	21.577%	$47,516	$65,495	$33,381	0.725		
COMBINATION		2	1.324	1.217	0.075	1.270	5.956%	$11,793	$9,250	$1,061	1.274		
TOOLE	COUNTY 21	9	1.324	0.553	0.267	0.872	30.697%	$39,578	$52,996	$38,092	0.746		
COMBINATION		1	0.854	0.854	0.000	0.854	0.000%	$72,605	$85,000	$0	0.854		
BIG HORN	COUNTY 22	1	0.854	0.854	0.000	0.854	0.000%	$72,605	$85,000	$0	0.854		
COMBINATION		4	1.231	0.956	0.139	1.108	12.555%	$21,692	$18,750	$11,206	1.156		
MUSSELSHELL	COUNTY 23	4	1.231	0.956	0.139	1.108	12.555%	$21,692	$18,750	$11,206	1.156		
COMBINATION		3	2.169	0.899	0.680	1.392	48.865%	$43,790	$41,333	$33,021	1.059		
PONDERA	COUNTY 26	3	2.169	0.899	0.680	1.392	48.865%	$43,790	$41,333	$33,021	1.059		
COMBINATION		1	0.453	0.453	0.000	0.453	0.000%	$38,587	$85,000	$0	0.453		
RICHLAND	COUNTY 27	1	0.453	0.453	0.000	0.453	0.000%	$38,587	$85,000	$0	0.453		
COMBINATION		1	0.440	0.440	0.000	0.440	0.000%	$37,430	$85,000	$0	0.440		
ROSEBUD	COUNTY 29	1	0.440	0.440	0.000	0.440	0.000%	$37,430	$85,000	$0	0.440		
COMBINATION		3	1.067	0.496	0.314	0.705	44.515%	$10,899	$17,633	$8,452	0.618		

SALES RATIO STUDY

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LOCAL INDEX
SHERIDAN	COUNTY 34	3	1.067	0.496	0.314	0.705	44.515%	$10,899	$17,633	$8,452	0.618	
COMBINATION		3	0.916	0.383	0.300	0.569	52.835%	$13,067	$26,000	$8,718	0.502	
GLACIER	COUNTY 38	3	0.916	0.383	0.300	0.569	52.835%	$13,067	$26,000	$8,718	0.502	
COMBINATION		1	1.847	1.847	0.000	1.847	0.000%	$18,470	$10,000	$0	1.847	
WHEATLAND	COUNTY 44	1	1.847	1.847	0.000	1.847	0.000%	$18,470	$10,000	$0	1.847	
COMBINATION		1	0.767	0.767	0.000	0.767	0.000%	$25,334	$33,000	$0	0.767	
PRAIRIE	COUNTY 45	1	0.767	0.767	0.000	0.767	0.000%	$25,334	$33,000	$0	0.767	
COMBINATION		2	1.009	0.862	0.103	0.935	11.028%	$19,217	$21,000	$8,485	0.915	
MEAGHER	COUNTY 47	2	1.009	0.862	0.103	0.935	11.028%	$19,217	$21,000	$8,485	0.915	
COMBINATION		1	0.698	0.698	0.000	0.698	0.000%	$6,288	$9,000	$0	0.698	
LIBERTY	COUNTY 48	1	0.698	0.698	0.000	0.698	0.000%	$6,288	$9,000	$0	0.698	
COMBINATION		4	1.204	0.485	0.336	0.723	46.548%	$45,401	$83,869	$67,358	0.541	
PARK	COUNTY 49	4	1.204	0.485	0.336	0.723	46.548%	$45,401	$83,869	$67,358	0.541	
COMBINATION		2	0.502	0.492	0.007	0.497	1.515%	$19,845	$39,875	$2,652	0.497	
LINCOLN	COUNTY 56	2	0.502	0.492	0.007	0.497	1.515%	$19,845	$39,875	$2,652	0.497	
FINAL STATISTICS		116	2.169	0.140	0.387	0.725	53.446%	$49,611	$80,194	$73,060	0.618	

EDIT CRITERIA FOR INCLUSION IN SALE RATIO STUDY AND PARAMETERS USED FOR CALCULATION

EDIT CRITERIA USED FOR INCLUSION IN THIS ASSESSMENT—SALE RATIO STUDY

1) PROPERTY TYPE(S) REQUESTED: ALL
2) STRUCTURE TYPE(S) REQUESTED: OTHER STRUCTURE (does not reasonably fall into one of the above codes)
3) MINIMUM SALE DATE ACCEPTED: 01/01/75
4) MAXIMUM SALE DATE ACCEPTED: 12/31/80
5) MINIMUM SALE RATIO ACCEPTED: 0.1
6) MAXIMUM SALE RATIO ACCEPTED: 3.0
7) NO CONDITION OF SALE
8) NO CONTINUED REVIEW NEEDED ON SALE

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LOCAL INDEX
COMBINATION		3	1.455	0.674	0.402	1.120	35.896%	$38,936	$43,722	$46,247	0.890	
SILVER BOW	COUNTY 01	3	1.455	0.674	0.402	1.120	35.896%	$38,936	$43,722	$46,247	0.890	
GREAT FALLS		8	0.962	0.398	0.173	0.634	27.371%	$93,968	$149,125	$255,735	0.630	
COMBINATION		5	1.021	0.165	0.327	0.507	64.444%	$1,736	$4,598	$2,510	0.377	
CASCADE	COUNTY 02	13	1.021	0.165	0.239	0.585	40.906%	$58,494	$93,538	$208,586	0.625	
BILLINGS		5	0.830	0.447	0.147	0.661	22.285%	$60,839	$103,900	$94,819	0.585	
YELLOWSTONE	COUNTY 03	5	0.830	0.447	0.147	0.661	22.285%	$60,839	$103,900	$94,819	0.585	
MISSOULA		9	0.924	0.288	0.236	0.572	41.353%	$70,777	$117,556	$62,420	0.602	
NONE		9	0.862	0.220	0.196	0.505	38.793%	$32,307	$88,656	$95,831	0.364	
MISSOULA	COUNTY 04	18	0.924	0.220	0.213	0.539	39.637%	$51,542	$103,106	$79,852	0.499	
NONE		8	0.371	0.109	0.094	0.230	40.925%	$11,322	$53,144	$46,686	0.213	
COMBINATION		4	0.411	0.155	0.114	0.323	35.378%	$34,469	$161,075	$212,787	0.213	
LEWIS AND CLARK	COUNTY 05	12	0.411	0.109	0.106	0.261	40.767%	$19,037	$89,121	$128,684	0.213	
NONE		12	0.572	0.102	0.141	0.325	43.473%	$4,822	$17,326	$11,633	0.278	
COMBINATION		9	0.796	0.122	0.210	0.398	52.874%	$31,797	$108,863	$109,442	0.292	
GALLATIN	COUNTY 06	21	0.796	0.102	0.173	0.356	48.665%	$16,383	$56,556	$83,786	0.289	
NONE		11	0.856	0.171	0.227	0.445	51.090%	$50,300	$106,927	$116,062	0.470	
COMBINATION		4	0.942	0.239	0.320	0.544	58.757%	$100,789	$148,000	$111,322	0.681	
FLATHEAD	COUNTY 07	15	0.942	0.171	0.247	0.472	52.341%	$63,764	$117,880	$112,386	0.540	
COMBINATION		10	0.758	0.232	0.143	0.452	31.657%	$10,212	$20,937	$21,147	0.487	
FERGUS	COUNTY 08	10	0.758	0.232	0.143	0.452	31.657%	$10,212	$20,937	$21,147	0.487	
COMBINATION		1	0.685	0.685	0.000	0.685	0.000%	$28,350	$41,383	$0	0.685	
POWDER RIVER	COUNTY 09	1	0.685	0.685	0.000	0.685	0.000%	$28,350	$41,383	$0	0.685	
COMBINATION		8	0.881	0.347	0.204	0.564	36.269%	$22,016	$45,938	$31,926	0.479	
CARBON	COUNTY 10	8	0.881	0.347	0.204	0.564	36.269%	$22,016	$45,938	$31,926	0.479	
MALTA		5	1.128	0.130	0.450	0.636	70.812%	$38,085	$60,000	$54,990	0.634	
COMBINATION		4	0.995	0.175	0.360	0.688	52.334%	$10,657	$14,875	$19,263	0.716	
PHILLIPS	COUNTY 11	9	1.128	0.130	0.388	0.659	58.913%	$25,895	$39,944	$47,082	0.648	

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LOCAL INDEX
HAVRE		5	0.522	0.188	0.126	0.311	40.630%	$24,795	$68,900	$67,565	0.359	
COMBINATION		4	0.907	0.145	0.350	0.438	80.018%	$33,233	$53,500	$43,646	0.621	
HILL	COUNTY 12	9	0.907	0.145	0.241	0.368	65.749%	$28,545	$62,056	$55,342	0.459	
COMBINATION		4	0.816	0.119	0.318	0.348	91.450%	$20,920	$40,438	$35,778	0.517	
RAVALLI	COUNTY 13	4	0.816	0.119	0.318	0.348	91.450%	$20,920	$40,438	$35,778	0.517	
MILES CITY		7	0.749	0.369	0.143	0.554	25.811%	$32,636	$58,887	$68,793	0.554	
COMBINATION		4	0.556	0.276	0.120	0.391	30.840%	$2,138	$5,875	$2,323	0.363	
CUSTER	COUNTY 14	11	0.749	0.276	0.152	0.495	30.874%	$21,546	$39,610	$59,636	0.543	
NONE		17	0.802	0.267	0.127	0.434	29.455%	$24,979	$56,553	$44,341	0.441	
COMBINATION		11	1.325	0.188	0.381	0.573	66.551%	$21,944	$49,901	$60,437	0.439	
LAKE	COUNTY 15	28	1.325	0.188	0.261	0.489	53.486%	$23,786	$53,940	$50,287	0.440	
COMBINATION		3	0.353	0.171	0.091	0.264	34.468%	$5,878	$22,052	$13,392	0.266	
DAWSON	COUNTY 16	3	0.353	0.171	0.091	0.264	34.468%	$5,878	$22,052	$13,392	0.266	
WOLF POINT		6	0.448	0.105	0.124	0.350	35.544%	$4,431	$13,117	$11,652	0.337	
COMBINATION		4	0.685	0.224	0.197	0.465	42.462%	$16,901	$34,750	$24,891	0.486	
ROOSEVELT	COUNTY 17	10	0.685	0.105	0.158	0.396	40.025%	$9,419	$21,770	$20,168	0.432	
NONE		8	1.010	0.162	0.275	0.393	69.910%	$36,459	$117,688	$88,063	0.309	
COMBINATION		4	2.568	0.220	1.015	1.105	91.833%	$161,740	$74,500	$110,579	2.171	
BEAVERHEAD	COUNTY 18	12	2.568	0.162	0.672	0.630	106.540%	$78,219	$103,292	$93,392	0.757	
COMBINATION		7	1.184	0.258	0.351	0.683	51.418%	$26,476	$33,729	$33,311	0.784	
CHOUTEAU	COUNTY 19	7	1.184	0.258	0.351	0.683	51.418%	$26,476	$33,729	$33,311	0.784	
GLASGOW		9	1.059	0.348	0.239	0.671	35.613%	$43,142	$66,722	$45,221	0.646	
COMBINATION		1	0.953	0.953	0.000	0.953	0.000%	$32,410	$34,000	$0	0.953	
VALLEY	COUNTY 20	10	1.059	0.348	0.242	0.699	34.655%	$42,069	$63,450	$43,872	0.663	
SHELBY		5	1.021	0.166	0.376	0.511	73.579%	$23,754	$41,400	$35,353	0.573	
COMBINATION		1	1.360	1.360	0.000	1.360	0.000%	$340	$250	$0	1.360	
TOOLE	COUNTY 21	6	1.360	0.166	0.483	0.653	73.963%	$19,852	$34,542	$35,805	0.574	
COMBINATION		4	0.451	0.212	0.127	0.327	38.903%	$47,056	$110,538	$115,536	0.425	

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LOCAL INDEX
BIG HORN	COUNTY 22	4	0.451	0.212	0.127	0.327	38.903%	$47,056	$110,538	$115,536	0.425	
ROUNDUP		5	1.633	0.135	0.574	0.926	61.989%	$17,059	$23,200	$20,909	0.735	
COMBINATION		1	1.292	1.292	0.000	1.292	0.000%	$129,285	$100,000	$0	1.292	
MUSSELSHELL	COUNTY 23	6	1.633	0.135	0.535	0.987	54.176%	$35,763	$36,000	$36,508	0.993	
COMBINATION		5	1.283	0.266	0.466	0.685	68.044%	$9,393	$21,000	$18,802	0.447	
BLAINE	COUNTY 24	5	1.283	0.266	0.466	0.685	68.044%	$9,393	$21,000	$18,802	0.447	
COMBINATION		2	0.312	0.152	0.113	0.232	48.634%	$5,400	$34,140	$44,887	0.158	
MADISON	COUNTY 25	2	0.312	0.152	0.113	0.232	48.634%	$5,400	$34,140	$44,887	0.158	
CONRAD		21	1.674	0.248	0.389	0.743	52.458%	$21,009	$20,733	$38,374	1.013	
VALIER		6	0.986	0.127	0.323	0.461	70.236%	$3,186	$6,158	$5,265	0.517	
COMBINATION		6	2.429	0.186	0.779	1.284	60.724%	$12,714	$15,410	$16,733	0.825	
PONDERA	COUNTY 26	33	2.429	0.127	0.523	0.790	66.230%	$16,260	$17,115	$31,624	0.950	
COMBINATION		6	1.313	0.246	0.388	0.594	65.345%	$16,498	$37,285	$30,731	0.442	
RICHLAND	COUNTY 27	6	1.313	0.246	0.388	0.594	65.345%	$16,498	$37,285	$30,731	0.442	
DEER LODGE		6	1.662	0.468	0.424	0.859	49.413%	$14,633	$18,483	$19,101	0.791	
COMBINATION		1	0.625	0.625	0.000	0.625	0.000%	$13,100	$20,930	$0	0.625	
POWELL	COUNTY 28	7	1.662	0.468	0.397	0.826	48.129%	$14,414	$18,833	$17,460	0.765	
FORSYTH		5	1.022	0.454	0.229	0.634	36.126%	$12,620	$22,600	$14,821	0.558	
COMBINATION		2	1.966	0.415	1.096	1.191	92.082%	$15,270	$16,637	$8,292	0.917	
ROSEBUD	COUNTY 29	7	1.966	0.415	0.556	0.793	70.117%	$13,377	$20,896	$12,899	0.640	
COMBINATION		3	0.875	0.321	0.278	0.581	47.784%	$7,698	$11,167	$7,751	0.689	
DEER LODGE	COUNTY 30	3	0.875	0.321	0.278	0.581	47.784%	$7,698	$11,167	$7,751	0.689	
COMBINATION		8	0.815	0.169	0.217	0.524	41.426%	$17,490	$28,200	$29,334	0.620	
TETON	COUNTY 31	8	0.815	0.169	0.217	0.524	41.426%	$17,490	$28,200	$29,334	0.620	
COMBINATION		3	0.396	0.253	0.077	0.308	25.000%	$21,173	$74,363	$41,621	0.284	
STILLWATER	COUNTY 32	3	0.396	0.253	0.077	0.308	25.000%	$21,173	$74,363	$41,621	0.284	
COMBINATION		8	1.440	0.177	0.431	0.709	60.798%	$15,295	$24,503	$39,319	0.624	

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LOCAL INDEX RATIO
SHERIDAN	COUNTY 34	8	1.440	0.177	0.431	0.709	60.798%	$15,295	$24,503	$39,319	0.624	
COMBINATION		11	0.991	0.267	0.230	0.608	37.837%	$8,747	$21,782	$33,289	0.401	
SANDERS	COUNTY 35	11	0.991	0.267	0.230	0.608	37.837%	$8,747	$21,782	$33,289	0.401	
COMBINATION		1	0.324	0.324	0.000	0.324	0.000%	$1,797	$5,530	$0	0.324	
JUDITH BASIN	COUNTY 36	1	0.324	0.324	0.000	0.324	0.000%	$1,797	$5,530	$0	0.324	
COMBINATION		6	0.809	0.339	0.179	0.510	35.198%	$5,375	$11,950	$7,120	0.449	
DANIELS	COUNTY 37	6	0.809	0.339	0.179	0.510	35.198%	$5,375	$11,950	$7,120	0.449	
NONE		7	0.514	0.105	0.167	0.272	61.551%	$5,500	$22,286	$21,675	0.246	
COMBINATION		4	0.741	0.211	0.246	0.388	63.561%	$26,130	$84,500	$40,369	0.309	
GLACIER	COUNTY 38	11	0.741	0.105	0.196	0.314	62.415%	$13,002	$44,909	$41,905	0.289	
BAKER		8	0.977	0.102	0.320	0.462	69.334%	$10,374	$25,038	$16,226	0.414	
COMBINATION		1	2.503	2.503	0.000	2.503	0.000%	$250,380	$100,000	$0	2.503	
FALLON	COUNTY 39	9	2.503	0.102	0.743	0.689	107.860%	$37,041	$33,367	$29,236	1.110	
COMBINATION		2	0.556	0.407	0.104	0.481	21.751%	$12,235	$26,000	$5,657	0.470	
MCCONE	COUNTY 41	2	0.556	0.407	0.104	0.481	21.751%	$12,235	$26,000	$5,657	0.470	
COMBINATION		6	1.219	0.172	0.381	0.564	67.651%	$12,253	$24,167	$12,687	0.507	
CARTER	COUNTY 42	6	1.219	0.172	0.381	0.564	67.651%	$12,253	$24,167	$12,687	0.507	
COMBINATION		1	0.593	0.593	0.000	0.593	0.000%	$10,380	$17,500	$0	0.593	
BROADWATER	COUNTY 43	1	0.593	0.593	0.000	0.593	0.000%	$10,380	$17,500	$0	0.593	
COMBINATION		2	1.683	0.271	0.998	0.977	102.107%	$8,372	$17,550	$17,607	0.477	
WHEATLAND	COUNTY 44	2	1.683	0.271	0.998	0.977	102.107%	$8,372	$17,550	$17,607	0.477	
COMBINATION		1	0.386	0.386	0.000	0.386	0.000%	$34,761	$90,000	$0	0.386	
PRAIRIE	COUNTY 45	1	0.386	0.386	0.000	0.386	0.000%	$34,761	$90,000	$0	0.386	
COMBINATION		3	0.962	0.521	0.221	0.751	29.420%	$12,527	$16,333	$3,514	0.766	
GRANITE	COUNTY 46	3	0.962	0.521	0.221	0.751	29.420%	$12,527	$16,333	$3,514	0.766	

SALES RATIO STUDY

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LOCAL INDEX
WHITE SULPHUR SPRINGS		7	1.691	0.312	0.489	0.725	67.484%	$8,637	$12,357	$9,123	0.698	
COMBINATION		3	1.585	0.536	0.563	1.180	47.746%	$17,378	$16,000	$5,292	1.086	
MEAGHER	COUNTY 47	10	1.691	0.312	0.527	0.862	61.233%	$11,260	$13,450	$8,050	0.837	
COMBINATION		4	1.045	0.459	0.264	0.810	32.688%	$5,686	$6,625	$6,019	0.858	
LIBERTY	COUNTY 48	4	1.045	0.459	0.264	0.810	32.688%	$5,686	$6,625	$6,019	0.858	
COMBINATION		5	0.434	0.102	0.120	0.277	43.366%	$15,318	$52,300	$55,074	0.292	
PARK	COUNTY 49	5	0.434	0.102	0.120	0.277	43.366%	$15,318	$52,300	$55,074	0.292	
COMBINATION		7	1.014	0.181	0.290	0.480	60.459%	$15,013	$50,714	$59,922	0.296	
JEFFERSON	COUNTY 51	7	1.014	0.181	0.290	0.480	60.459%	$15,013	$50,714	$59,922	0.296	
COMBINATION		1	0.172	0.172	0.000	0.172	0.000%	$3,280	$19,000	$0	0.172	
WIBAUX	COUNTY 52	1	0.172	0.172	0.000	0.172	0.000%	$3,280	$19,000	$0	0.172	
COMBINATION		2	0.677	0.625	0.036	0.651	5.664%	$4,065	$6,250	$354	0.650	
GOLDEN VALLEY	COUNTY 53	2	0.677	0.625	0.036	0.651	5.664%	$4,065	$6,250	$354	0.650	
SUPERIOR		5	0.738	0.305	0.167	0.497	33.743%	$11,428	$26,148	$17,468	0.437	
NONE		8	0.500	0.134	0.145	0.326	44.671%	$10,505	$31,305	$17,206	0.335	
COMBINATION		2	0.523	0.208	0.222	0.365	60.952%	$51,219	$106,000	$111,723	0.483	
MINERAL	COUNTY 54	15	0.738	0.134	0.169	0.388	43.638%	$16,241	$39,545	$43,135	0.410	
LIBBY		7	2.256	0.590	0.595	0.968	61.462%	$32,267	$47,646	$50,794	0.677	
NONE		22	2.237	0.209	0.543	0.699	77.720%	$16,498	$33,170	$34,867	0.497	
COMBINATION		4	0.848	0.289	0.232	0.577	40.210%	$7,851	$13,038	$9,933	0.602	
LINCOLN	COUNTY 56	33	2.256	0.209	0.530	0.742	71.507%	$18,795	$33,800	$37,242	0.556	
FINAL STATISTICS		437	2.568	0.102	0.390	0.575	67.753%	$24,789	$47,109	$69,521	0.526	

EDIT CRITERIA USED FOR INCLUSION IN THIS ASSESSMENT–SALE RATIO STUDY

1) PROPERTY TYPE(S) REQUESTED: ALL
2) STRUCTURE TYPE(S) REQUESTED: PARKING LOT
3) MINIMUM SALE DATE ACCEPTED: 01/01/75
4) MAXIMUM SALE DATE ACCEPTED: 12/31/80
5) MINIMUM SALE RATIO ACCEPTED: 0.1
6) MAXIMUM SALE RATIO ACCEPTED: 3.0
7) NO CONDITION OF SALE
8) NO CONTINUED REVIEW NEEDED ON SALE

SALES RATIO STUDY

MUNICIPALITY	NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF MEANS WEIGHTED	LAND TO BLDG RATIO	LOCAL INDEX
COMBINATION	1	0.272	0.272	0.000	0.272	0.000%	$9,546	$35,000	$0	0.272		
GALLATIN COUNTY 06	1	0.272	0.272	0.000	0.272	0.000%	$9,546	$35,000	$0	0.272		
FINAL STATISTICS	1	0.272	0.272	0.000	0.272	0.000%	$9,546	$35,000	$0	0.272		

EDIT CRITERIA FOR INCLUSION IN SALE RATIO STUDY AND PARAMETERS USED FOR CALCULATION

EDIT CRITERIA USED FOR INCLUSION IN THIS ASSESSMENT–SALE RATIO STUDY

1) PROPERTY TYPE(S) REQUESTED: ALL
2) STRUCTURE TYPE(S) REQUESTED: RESTAURANT
3) MINIMUM SALE DATE ACCEPTED: 01/01/75
4) MAXIMUM SALE DATE ACCEPTED: 12/31/80
5) MINIMUM SALE RATIO ACCEPTED: 0.1
6) MAXIMUM SALE RATIO ACCEPTED: 3.0
7) NO CONDITION OF SALE
8) NO CONTINUED REVIEW NEEDED ON SALE

SALES RATIO STUDY

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LOCAL INDEX
COMBINATION		5	1.014	0.268	0.272	0.665	40.935%	$53,209	$83,500	$51,711	0.637	
SILVER BOW	COUNTY 01	5	1.014	0.268	0.272	0.665	40.935%	$53,209	$83,500	$51,711	0.637	
COMBINATION		2	0.323	0.317	0.004	0.320	1.505%	$73,882	$230,000	$42,426	0.321	
CASCADE	COUNTY 02	2	0.323	0.317	0.004	0.320	1.505%	$73,882	$230,000	$42,426	0.321	
COMBINATION		4	0.644	0.390	0.120	0.465	25.951%	$63,828	$143,250	$84,329	0.445	
MISSOULA	COUNTY 04	4	0.644	0.390	0.120	0.465	25.951%	$63,828	$143,250	$84,329	0.445	
COMBINATION		5	0.666	0.215	0.197	0.444	44.467%	$80,537	$167,120	$84,065	0.481	
LEWIS AND CLARK	COUNTY 05	5	0.666	0.215	0.197	0.444	44.467%	$80,537	$167,120	$84,065	0.481	
COMBINATION		4	0.707	0.242	0.218	0.388	56.348%	$47,725	$105,500	$45,764	0.452	
GALLATIN	COUNTY 06	4	0.707	0.242	0.218	0.388	56.348%	$47,725	$105,500	$45,764	0.452	
COMBINATION		8	1.016	0.268	0.277	0.517	53.654%	$63,667	$135,731	$84,024	0.469	
FLATHEAD	COUNTY 07	8	1.016	0.268	0.277	0.517	53.654%	$63,667	$135,731	$84,024	0.469	
COMBINATION		1	0.299	0.299	0.000	0.299	0.000%	$14,960	$50,000	$0	0.299	
POWDER RIVER	COUNTY 09	1	0.299	0.299	0.000	0.299	0.000%	$14,960	$50,000	$0	0.299	
COMBINATION		6	0.840	0.222	0.226	0.522	43.326%	$31,447	$65,567	$52,342	0.479	
CARBON	COUNTY 10	6	0.840	0.222	0.226	0.522	43.326%	$31,447	$65,567	$52,342	0.479	
COMBINATION		5	0.820	0.323	0.216	0.457	47.273%	$56,233	$170,820	$147,484	0.329	
HILL	COUNTY 12	5	0.820	0.323	0.216	0.457	47.273%	$56,233	$170,820	$147,484	0.329	
COMBINATION		9	0.356	0.143	0.067	0.258	26.235%	$30,089	$110,096	$59,446	0.273	
RAVALLI	COUNTY 13	9	0.356	0.143	0.067	0.258	26.235%	$30,089	$110,096	$59,446	0.273	
COMBINATION		3	0.999	0.260	0.369	0.626	59.081%	$333,975	$449,077	$360,208	0.743	
CUSTER	COUNTY 14	3	0.999	0.260	0.369	0.626	59.081%	$333,975	$449,077	$360,208	0.743	
COMBINATION		4	0.422	0.234	0.090	0.369	24.487%	$24,786	$63,750	$54,518	0.388	
LAKE	COUNTY 15	4	0.422	0.234	0.090	0.369	24.487%	$24,786	$63,750	$54,518	0.388	
COMBINATION		1	0.279	0.279	0.000	0.279	0.000%	$8,045	$28,800	$0	0.279	

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LAND TO BLDG RATIO	LOCAL INDEX
ROOSEVELT	COUNTY 17	1	0.279	0.279	0.000	0.279	0.000%	$8,045	$28,800	$0	0.279		
DILLON		5	0.545	0.158	0.175	0.357	49.037%	$32,284	$117,000	$88,431	0.275		
COMBINATION		2	0.472	0.277	0.137	0.374	36.808%	$45,385	$111,000	$55,154	0.408		
BEAVERHEAD	COUNTY 18	7	0.545	0.158	0.154	0.362	42.511%	$36,027	$115,286	$75,689	0.312		
COMBINATION		1	0.151	0.151	0.000	0.151	0.000%	$9,095	$60,000	$0	0.151		
CHOUTEAU	COUNTY 19	1	0.151	0.151	0.000	0.151	0.000%	$9,095	$60,000	$0	0.151		
COMBINATION		2	0.668	0.223	0.314	0.446	70.596%	$54,360	$103,750	$51,265	0.523		
VALLEY	COUNTY 20	2	0.668	0.223	0.314	0.446	70.596%	$54,360	$103,750	$51,265	0.523		
COMBINATION		2	0.435	0.421	0.009	0.428	2.175%	$7,585	$17,688	$1,855	0.428		
TOOLE	COUNTY 21	2	0.435	0.421	0.009	0.428	2.175%	$7,585	$17,688	$1,855	0.428		
COMBINATION		2	0.706	0.445	0.184	0.575	32.020%	$20,040	$36,693	$11,745	0.546		
BIG HORN	COUNTY 22	2	0.706	0.445	0.184	0.575	32.020%	$20,040	$36,693	$11,745	0.546		
COMBINATION		1	0.635	0.635	0.000	0.635	0.000%	$25,410	$40,000	$0	0.635		
MUSSELSHELL	COUNTY 23	1	0.635	0.635	0.000	0.635	0.000%	$25,410	$40,000	$0	0.635		
COMBINATION		2	1.308	0.304	0.710	0.806	88.088%	$29,982	$92,000	$124,451	0.325		
PONDERA	COUNTY 26	2	1.308	0.304	0.710	0.806	88.088%	$29,982	$92,000	$124,451	0.325		
COMBINATION		1	1.026	1.026	0.000	1.026	0.000%	$60,560	$59,000	$0	1.026		
TETON	COUNTY 31	1	1.026	1.026	0.000	1.026	0.000%	$60,560	$59,000	$0	1.026		
COMBINATION		1	0.567	0.567	0.000	0.567	0.000%	$5,960	$10,500	$0	0.567		
TREASURE	COUNTY 33	1	0.567	0.567	0.000	0.567	0.000%	$5,960	$10,500	$0	0.567		
COMBINATION		1	0.684	0.684	0.000	0.684	0.000%	$23,950	$34,993	$0	0.684		
SHERIDAN	COUNTY 34	1	0.684	0.684	0.000	0.684	0.000%	$23,950	$34,993	$0	0.684		
COMBINATION		1	0.205	0.205	0.000	0.205	0.000%	$6,460	$31,500	$0	0.205		
SANDERS	COUNTY 35	1	0.205	0.205	0.000	0.205	0.000%	$6,460	$31,500	$0	0.205		
COMBINATION		2	0.557	0.254	0.214	0.405	52.856%	$10,799	$32,330	$21,680	0.334		

SALES RATIO STUDY

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LOCAL INDEX
DANIELS	COUNTY 37	2	0.557	0.254	0.214	0.405	52.856%	$10,799	$32,330	$21,680	0.334	
COMBINATION		1	1.107	1.107	0.000	1.107	0.000%	$33,230	$30,000	$0	1.107	
GLACIER	COUNTY 38	1	1.107	1.107	0.000	1.107	0.000%	$33,230	$30,000	$0	1.107	
COMBINATION		1	0.367	0.367	0.000	0.367	0.000%	$18,720	$50,900	$0	0.367	
FALLON	COUNTY 39	1	0.367	0.367	0.000	0.367	0.000%	$18,720	$50,900	$0	0.367	
COMBINATION		1	0.158	0.158	0.000	0.158	0.000%	$10,299	$65,000	$0	0.158	
PRAIRIE	COUNTY 45	1	0.158	0.158	0.000	0.158	0.000%	$10,299	$65,000	$0	0.158	
COMBINATION		2	0.565	0.497	0.048	0.531	9.077%	$14,415	$27,250	$2,475	0.528	
MEAGHER	COUNTY 47	2	0.565	0.497	0.048	0.531	9.077%	$14,415	$27,250	$2,475	0.528	
COMBINATION		1	0.682	0.682	0.000	0.682	0.000%	$25,594	$37,500	$0	0.682	
LIBERTY	COUNTY 48	1	0.682	0.682	0.000	0.682	0.000%	$25,594	$37,500	$0	0.682	
COMBINATION		1	0.283	0.283	0.000	0.283	0.000%	$15,580	$55,000	$0	0.283	
PARK	COUNTY 49	1	0.283	0.283	0.000	0.283	0.000%	$15,580	$55,000	$0	0.283	
COMBINATION		1	0.302	0.302	0.000	0.302	0.000%	$19,231	$63,500	$0	0.302	
MINERAL	COUNTY 54	1	0.302	0.302	0.000	0.302	0.000%	$19,231	$63,500	$0	0.302	
COMBINATION		2	0.608	0.431	0.125	0.520	24.140%	$42,385	$92,100	$87,823	0.460	
LINCOLN	COUNTY 56	2	0.608	0.431	0.125	0.520	24.140%	$42,385	$92,100	$87,823	0.460	
FINAL STATISTICS		90	1.308	0.143	0.242	0.461	52.448%	$50,024	$109,576	$113,058	0.456	

EDIT CRITERIA USED FOR INCLUSION IN THIS ASSESSMENT–SALE RATIO STUDY

1) PROPERTY TYPE(S) REQUESTED: ALL
2) STRUCTURE TYPE(S) REQUESTED: RETAIL STORE
3) MINIMUM SALE DATE ACCEPTED: 01/01/75
4) MAXIMUM SALE DATE ACCEPTED: 12/31/80
5) MINIMUM SALE RATIO ACCEPTED: 0.1
6) MAXIMUM SALE RATIO ACCEPTED: 3.0
7) NO CONDITION OF SALE
8) NO CONTINUED REVIEW NEEDED ON SALE

SALES RATIO STUDY

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LOCAL INDEX
BUTTE		13	1.582	0.316	0.303	0.951	31.852%	$33,845	$36,827	$34,343	0.919	
SILVER BOW	COUNTY 01	13	1.582	0.316	0.303	0.951	31.852%	$33,845	$36,827	$34,343	0.919	
GREAT FALLS		14	0.837	0.175	0.168	0.543	30.941%	$35,390	$64,592	$31,016	0.547	
COMBINATION		1	0.144	0.144	0.000	0.144	0.000%	$6,506	$45,000	$0	0.144	
CASCADE	COUNTY 02	15	0.837	0.144	0.191	0.516	37.146%	$33,464	$63,286	$30,313	0.528	
COMBINATION		1	0.924	0.924	0.000	0.924	0.000%	$136,860	$148,000	$0	0.924	
YELLOWSTONE	COUNTY 03	1	0.924	0.924	0.000	0.924	0.000%	$136,860	$148,000	$0	0.924	
MISSOULA		6	0.882	0.267	0.218	0.580	37.675%	$117,843	$188,083	$126,333	0.626	
MISSOULA	COUNTY 04	6	0.882	0.267	0.218	0.580	37.675%	$117,843	$188,083	$126,333	0.626	
HELENA		8	0.853	0.320	0.155	0.547	28.471%	$74,374	$124,700	$107,873	0.596	
COMBINATION		1	0.584	0.584	0.000	0.584	0.000%	$31,860	$54,500	$0	0.584	
LEWIS AND CLARK	COUNTY 05	9	0.853	0.320	0.146	0.551	26.525%	$69,650	$116,900	$103,584	0.595	
BOZEMAN		5	0.708	0.250	0.184	0.423	43.510%	$57,614	$183,100	$233,681	0.314	
COMBINATION		4	1.032	0.131	0.394	0.463	85.097%	$13,631	$42,000	$32,871	0.324	
GALLATIN	COUNTY 06	9	1.032	0.131	0.275	0.441	62.381%	$38,066	$120,389	$182,315	0.316	
KALISPELL		9	1.681	0.120	0.432	0.672	64.299%	$63,017	$98,333	$34,854	0.640	
WHITEFISH		5	0.962	0.425	0.221	0.624	35.418%	$53,665	$79,011	$25,007	0.679	
NONE		5	0.828	0.277	0.229	0.518	44.252%	$44,451	$81,080	$21,992	0.548	
COMBINATION		5	0.715	0.264	0.190	0.598	31.874%	$27,998	$44,700	$20,657	0.626	
FLATHEAD	COUNTY 07	24	1.681	0.120	0.304	0.615	49.446%	$49,905	$79,540	$33,049	0.627	
LEWISTOWN		5	0.692	0.465	0.096	0.528	18.238%	$36,392	$68,200	$16,177	0.533	
FERGUS	COUNTY 08	5	0.692	0.465	0.096	0.528	18.238%	$36,392	$68,200	$16,177	0.533	
COMBINATION		7	1.152	0.127	0.368	0.565	65.109%	$21,141	$35,071	$22,366	0.602	
CARBON	COUNTY 10	7	1.152	0.127	0.368	0.565	65.109%	$21,141	$35,071	$22,366	0.602	
COMBINATION		4	1.223	0.549	0.305	0.810	37.708%	$16,081	$21,000	$13,802	0.765	
PHILLIPS	COUNTY 11	4	1.223	0.549	0.305	0.810	37.708%	$16,081	$21,000	$13,802	0.765	
HAVRE		6	1.157	0.189	0.337	0.500	67.583%	$38,170	$72,025	$30,463	0.529	
HILL	COUNTY 12	6	1.157	0.189	0.337	0.500	67.583%	$38,170	$72,025	$30,463	0.529	

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LOCAL INDEX
HAMILTON		10	0.546	0.234	0.114	0.377	30.283%	$26,276	$71,699	$26,648	0.366	
COMBINATION		6	0.626	0.162	0.176	0.345	50.872%	$25,955	$94,667	$86,270	0.274	
RAVALLI	COUNTY 13	16	0.626	0.162	0.135	0.365	37.113%	$26,156	$80,312	$55,125	0.325	
COMBINATION		5	1.285	0.252	0.386	0.731	52.877%	$123,938	$386,060	$735,574	0.321	
CUSTER	COUNTY 14	5	1.285	0.252	0.386	0.731	52.877%	$123,938	$386,060	$735,574	0.321	
NONE		7	0.627	0.213	0.138	0.389	35.701%	$21,345	$62,351	$29,074	0.342	
COMBINATION		7	0.633	0.307	0.124	0.413	30.123%	$19,679	$46,950	$12,464	0.419	
LAKE	COUNTY 15	14	0.633	0.213	0.127	0.401	31.753%	$20,512	$54,651	$22,927	0.375	
COMBINATION		3	0.864	0.446	0.214	0.682	31.409%	$38,883	$55,667	$12,895	0.698	
DAWSON	COUNTY 16	3	0.864	0.446	0.214	0.682	31.409%	$38,883	$55,667	$12,895	0.698	
COMBINATION		2	0.742	0.672	0.049	0.707	6.986%	$16,013	$22,500	$3,536	0.711	
ROOSEVELT	COUNTY 17	2	0.742	0.672	0.049	0.707	6.986%	$16,013	$22,500	$3,536	0.711	
DILLON		11	2.376	0.309	0.641	0.735	87.271%	$40,304	$65,886	$63,737	0.611	
COMBINATION		3	0.286	0.268	0.008	0.277	3.202%	$15,032	$54,167	$9,462	0.277	
BEAVERHEAD	COUNTY 18	14	2.376	0.268	0.595	0.637	93.465%	$34,889	$63,375	$56,246	0.550	
COMBINATION		2	1.183	0.579	0.426	0.881	48.395%	$22,708	$28,750	$12,374	0.789	
CHOUTEAU	COUNTY 19	2	1.183	0.579	0.426	0.881	48.395%	$22,708	$28,750	$12,374	0.789	
COMBINATION		2	0.963	0.929	0.023	0.946	2.448%	$50,828	$53,500	$16,263	0.950	
VALLEY	COUNTY 20	2	0.963	0.929	0.023	0.946	2.448%	$50,828	$53,500	$16,263	0.950	
COMBINATION		1	1.217	1.217	0.000	1.217	0.000%	$10,345	$8,500	$0	1.217	
TOOLE	COUNTY 21	1	1.217	1.217	0.000	1.217	0.000%	$10,345	$8,500	$0	1.217	
COMBINATION		1	0.639	0.639	0.000	0.639	0.000%	$4,335	$6,777	$0	0.639	
BIG HORN	COUNTY 22	1	0.639	0.639	0.000	0.639	0.000%	$4,335	$6,777	$0	0.639	
COMBINATION		2	1.218	0.966	0.178	1.092	16.311%	$20,825	$20,500	$17,678	1.015	
MUSSELSHELL	COUNTY 23	2	1.218	0.966	0.178	1.092	16.311%	$20,825	$20,500	$17,678	1.015	
COMBINATION		1	0.413	0.413	0.000	0.413	0.000%	$10,325	$25,000	$0	0.413	

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LAND TO BLDG RATIO	LOCAL INDEX
BLAINE	COUNTY 24	1	0.413	0.413	0.000	0.413	0.000%	$10,325	$25,000	$0	0.413		
COMBINATION		2	1.101	0.476	0.442	0.788	56.096%	$11,559	$14,750	$354	0.783		
MADISON	COUNTY 25	2	1.101	0.476	0.442	0.788	56.096%	$11,559	$14,750	$354	0.783		
COMBINATION		3	1.154	0.419	0.389	0.713	54.498%	$7,064	$10,000	$1,500	0.706		
PONDERA	COUNTY 26	3	1.154	0.419	0.389	0.713	54.498%	$7,064	$10,000	$1,500	0.706		
COMBINATION		2	2.292	0.419	1.324	1.355	97.714%	$15,277	$10,750	$1,061	1.421		
RICHLAND	COUNTY 27	2	2.292	0.419	1.324	1.355	97.714%	$15,277	$10,750	$1,061	1.421		
COMBINATION		4	1.121	0.668	0.207	0.841	24.655%	$50,089	$66,500	$53,157	0.753		
DEER LODGE	COUNTY 30	4	1.121	0.668	0.207	0.841	24.655%	$50,089	$66,500	$53,157	0.753		
COMBINATION		3	0.739	0.408	0.166	0.583	28.476%	$19,557	$36,333	$22,591	0.538		
TETON	COUNTY 31	3	0.739	0.408	0.166	0.583	28.476%	$19,557	$36,333	$22,591	0.538		
COMBINATION		1	0.248	0.248	0.000	0.248	0.000%	$19,850	$80,000	$0	0.248		
TREASURE	COUNTY 33	1	0.248	0.248	0.000	0.248	0.000%	$19,850	$80,000	$0	0.248		
COMBINATION		1	0.798	0.798	0.000	0.798	0.000%	$7,983	$10,000	$0	0.798		
DANIELS	COUNTY 37	1	0.798	0.798	0.000	0.798	0.000%	$7,983	$10,000	$0	0.798		
COMBINATION		4	0.881	0.331	0.225	0.608	37.038%	$20,175	$31,875	$8,350	0.632		
GLACIER	COUNTY 38	4	0.881	0.331	0.225	0.608	37.038%	$20,175	$31,875	$8,350	0.632		
COMBINATION		1	0.466	0.466	0.000	0.466	0.000%	$30,320	$65,000	$0	0.466		
FALLON	COUNTY 39	1	0.466	0.466	0.000	0.466	0.000%	$30,320	$65,000	$0	0.466		
COMBINATION		1	0.696	0.696	0.000	0.696	0.000%	$20,905	$30,000	$0	0.696		
SWEET GRASS	COUNTY 40	1	0.696	0.696	0.000	0.696	0.000%	$20,905	$30,000	$0	0.696		
COMBINATION		2	1.247	0.549	0.493	0.898	54.946%	$43,694	$56,000	$26,870	0.780		
BROADWATER	COUNTY 43	2	1.247	0.549	0.493	0.898	54.946%	$43,694	$56,000	$26,870	0.780		
COMBINATION		1	0.844	0.844	0.000	0.844	0.000%	$21,102	$25,000	$0	0.844		

SALES RATIO STUDY

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LOCAL INDEX RATIO
PRAIRIE	COUNTY 45	1	0.844	0.844	0.000	0.844	0.000%	$21,102	$25,000	$0	0.844	
COMBINATION		5	1.463	0.547	0.394	0.866	45.552%	$15,210	$18,379	$10,027	0.827	
GRANITE	COUNTY 46	5	1.463	0.547	0.394	0.866	45.552%	$15,210	$18,379	$10,027	0.827	
COMBINATION		2	1.597	0.303	0.915	0.950	96.259%	$21,669	$28,750	$12,374	0.753	
LIBERTY	COUNTY 48	2	1.597	0.303	0.915	0.950	96.259%	$21,669	$28,750	$12,374	0.753	
COMBINATION		1	0.220	0.220	0.000	0.220	0.000%	$22,051	$100,000	$0	0.220	
PARK	COUNTY 49	1	0.220	0.220	0.000	0.220	0.000%	$22,051	$100,000	$0	0.220	
COMBINATION		1	0.608	0.608	0.000	0.608	0.000%	$51,696	$85,000	$0	0.608	
MINERAL	COUNTY 54	1	0.608	0.608	0.000	0.608	0.000%	$51,696	$85,000	$0	0.608	
COMBINATION		4	0.739	0.546	0.089	0.618	14.523%	$22,972	$37,250	$9,142	0.616	
LINCOLN	COUNTY 56	4	0.739	0.546	0.089	0.618	14.523%	$22,972	$37,250	$9,142	0.616	
FINAL STATISTICS		200	2.376	0.120	0.351	0.625	56.164%	$38,198	$72,830	$133,020	0.524	

EDIT CRITERIA FOR INCLUSION IN SALE RATIO STUDY AND PARAMETERS USED FOR CALCULATION

EDIT CRITERIA USED FOR INCLUSION IN THIS ASSESSMENT–SALE RATIO STUDY

1) PROPERTY TYPE(S) REQUESTED: ALL
2) STRUCTURE TYPE(S) REQUESTED: SINGLE FAMILY RESIDENCE
3) MINIMUM SALE DATE ACCEPTED: 01/01/75
4) MAXIMUM SALE DATE ACCEPTED: 12/31/80
5) MINIMUM SALE RATIO ACCEPTED: 0.1
6) MAXIMUM SALE RATIO ACCEPTED: 3.0
7) NO CONDITION OF SALE
8) NO CONTINUED REVIEW NEEDED ON SALE

SALES RATIO STUDY

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF MEANS WEIGHTED	LAND TO BLDG RATIO	LOCAL INDEX
BUTTE		1,158	2.317	0.102	0.261	0.561	46.648%	$15,235	$30,928	$19,836	0.492		
NONE		119	1.153	0.109	0.157	0.489	32.236%	$23,547	$50,219	$27,405	0.468		
COMBINATION		13	1.036	0.319	0.230	0.624	36.933%	$9,568	$18,077	$17,100	0.529		
SILVER BOW	COUNTY 01	1,290	2.317	0.102	0.254	0.555	45.840%	$15,945	$32,578	$21,400	0.489		
BLACK EAGLE		16	1.713	0.238	0.365	0.472	77.251%	$10,658	$27,782	$10,663	0.383		
BELT		10	0.583	0.177	0.116	0.342	33.938%	$5,543	$17,085	$9,938	0.324		
CASCADE		13	0.595	0.124	0.129	0.337	38.415%	$11,290	$32,162	$15,141	0.351		
GREAT FALLS		2,207	1.962	0.158	0.133	0.469	28.484%	$21,534	$46,082	$16,455	0.467		
NEIHART		5	0.455	0.225	0.082	0.352	23.506%	$6,599	$20,400	$12,260	0.323		
VAUGHN		6	0.431	0.239	0.072	0.377	19.276%	$13,062	$34,108	$8,829	0.382		
NONE		88	1.131	0.133	0.140	0.468	30.077%	$22,479	$49,131	$17,107	0.457		
COMBINATION		9	0.584	0.153	0.135	0.358	37.824%	$10,728	$29,854	$15,233	0.359		
CASCADE	COUNTY 02	2,354	1.962	0.124	0.137	0.467	29.369%	$21,276	$45,724	$16,677	0.465		
BILLINGS		1,550	2.486	0.163	0.156	0.487	32.117%	$24,193	$50,407	$18,822	0.479		
LAUREL		82	0.900	0.124	0.131	0.440	29.913%	$16,462	$37,220	$11,393	0.442		
NONE		306	1.869	0.103	0.143	0.519	27.571%	$29,333	$57,573	$29,081	0.509		
COMBINATION		7	0.840	0.342	0.176	0.479	36.797%	$15,157	$34,613	$13,108	0.437		
YELLOWSTONE	COUNTY 03	1,945	2.486	0.103	0.154	0.490	31.464%	$24,643	$50,922	$20,903	0.483		
LOLO		14	0.750	0.439	0.084	0.514	16.345%	$24,522	$48,794	$12,875	0.502		
MISSOULA		906	2.480	0.153	0.154	0.483	31.884%	$25,304	$52,301	$17,502	0.483		
NONE		607	1.017	0.129	0.115	0.522	22.073%	$31,396	$60,442	$20,252	0.519		
COMBINATION		4	0.564	0.413	0.069	0.480	14.436%	$22,099	$44,200	$22,314	0.499		
MISSOULA	COUNTY 04	1,531	2.480	0.129	0.140	0.499	28.155%	$27,704	$55,476	$19,038	0.499		
AUGUSTA		9	0.800	0.349	0.142	0.492	29.015%	$9,933	$20,853	$13,248	0.476		
EAST HELENA		89	0.893	0.186	0.100	0.511	19.713%	$18,305	$35,857	$7,955	0.510		
NO-NAME		92	2.607	0.268	0.310	0.509	60.857%	$20,663	$45,959	$20,886	0.449		
HELENA		934	1.367	0.105	0.125	0.451	27.876%	$20,989	$46,741	$18,242	0.449		
LINCOLN		11	0.980	0.244	0.243	0.491	49.460%	$11,806	$25,755	$10,989	0.458		
UNIONVILLE		10	0.693	0.264	0.140	0.454	30.985%	$14,838	$36,426	$19,021	0.407		
NONE		499	2.861	0.102	0.185	0.468	39.620%	$20,310	$44,801	$17,913	0.453		
COMBINATION		3	0.409	0.183	0.122	0.270	45.186%	$7,613	$24,167	$13,363	0.315		
LEWIS AND CLARK	COUNTY 05	1,647	2.861	0.102	0.162	0.463	34.960%	$20,437	$45,136	$18,171	0.452		
BELGRADE		130	1.370	0.148	0.127	0.450	28.180%	$19,204	$42,447	$9,727	0.452		
BOZEMAN		556	1.325	0.163	0.118	0.394	30.088%	$20,809	$51,982	$17,057	0.400		
MANHATTAN		15	0.470	0.227	0.074	0.317	23.534%	$9,825	$30,750	$9,728	0.319		
THREE FORKS		39	0.756	0.274	0.116	0.476	24.363%	$12,448	$27,916	$12,514	0.445		
NO-NAME		7	0.440	0.267	0.058	0.333	17.407%	$15,328	$46,963	$15,781	0.326		
WILLOW CREEK		6	0.466	0.231	0.098	0.384	25.523%	$10,314	$25,888	$7,288	0.398		
NONE		283	0.838	0.135	0.115	0.419	27.429%	$24,019	$56,759	$19,746	0.423		

SALES RATIO STUDY

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF MEANS WEIGHTED	LAND TO BLDG RATIO	LOCAL INDEX
COMBINATION		14	0.818	0.180	0.187	0.420	44.570%	$17,567	$39,167	$22,451	0.448		
GALLATIN	COUNTY 06	1,050	1.370	0.135	0.121	0.410	29.618%	$20,868	$50,539	$18,296	0.412		
BIG FORK		5	1.004	0.106	0.339	0.566	59.904%	$16,151	$38,085	$28,318	0.424		
COLUMBIA FALLS		75	1.291	0.110	0.174	0.434	40.268%	$17,204	$40,289	$16,211	0.427		
NO-NAME		10	0.787	0.297	0.145	0.466	31.190%	$13,644	$29,379	$11,169	0.464		
NO-NAME		5	0.504	0.332	0.069	0.411	16.886%	$21,602	$51,480	$15,344	0.419		
KALISPELL		318	1.319	0.118	0.133	0.403	33.062%	$16,884	$41,453	$16,001	0.407		
SOMERS		7	0.429	0.320	0.036	0.376	9.580%	$7,810	$20,920	$9,129	0.373		
WHITEFISH		72	0.620	0.125	0.089	0.349	25.643%	$15,347	$44,658	$31,486	0.343		
NO-NAME		17	0.873	0.137	0.158	0.401	39.504%	$12,785	$31,979	$9,489	0.399		
NONE		533	2.745	0.101	0.201	0.441	45.639%	$20,819	$50,386	$29,061	0.413		
COMBINATION		19	1.228	0.210	0.274	0.499	55.011%	$15,707	$39,089	$28,390	0.401		
FLATHEAD	COUNTY 07	1,061	2.745	0.101	0.177	0.424	41.915%	$18,621	$45,664	$25,200	0.407		
DENTON		7	0.671	0.462	0.083	0.563	14.869%	$5,303	$9,929	$4,503	0.534		
LEWISTOWN		213	1.130	0.183	0.135	0.401	33.706%	$13,050	$34,215	$16,411	0.381		
MOORE		7	0.431	0.230	0.080	0.332	24.077%	$4,949	$14,629	$3,607	0.338		
WINIFRED		5	0.907	0.176	0.311	0.560	55.499%	$1,895	$4,500	$2,693	0.421		
NONE		8	0.443	0.218	0.080	0.333	24.249%	$16,936	$47,438	$24,794	0.357		
COMBINATION		6	1.025	0.100	0.351	0.580	60.595%	$2,688	$6,133	$8,522	0.438		
FERGUS	COUNTY 08	246	1.130	0.100	0.150	0.409	36.823%	$12,245	$32,108	$17,872	0.381		
BROADUS		28	0.896	0.146	0.159	0.431	36.861%	$12,501	$29,338	$20,002	0.426		
NO-NAME		5	0.456	0.368	0.035	0.403	8.755%	$16,737	$41,720	$6,015	0.401		
COMBINATION		1	0.582	0.582	0.000	0.582	0.000%	$21,260	$36,500	$0	0.582		
POWDER RIVER	COUNTY 09	34	0.896	0.146	0.147	0.432	34.088%	$13,382	$31,369	$18,769	0.426		
BRIDGER		35	0.844	0.167	0.148	0.440	33.850%	$12,691	$29,566	$16,177	0.429		
EDGAR		6	0.620	0.311	0.102	0.450	22.731%	$7,050	$16,583	$10,053	0.425		
FROMBERG		13	0.824	0.198	0.166	0.410	40.701%	$12,212	$30,525	$16,088	0.400		
JOLIET		33	1.280	0.270	0.183	0.510	35.903%	$15,085	$31,804	$16,456	0.474		
RED LODGE		144	0.885	0.126	0.131	0.405	32.496%	$11,128	$28,816	$13,860	0.386		
ROBERTS		6	1.124	0.301	0.302	0.528	57.233%	$9,533	$19,617	$12,452	0.485		
NONE		61	0.735	0.157	0.121	0.382	31.639%	$19,436	$49,425	$21,450	0.393		
COMBINATION		8	0.775	0.259	0.164	0.517	31.873%	$7,069	$14,063	$4,576	0.502		
CARBON	COUNTY 10	306	1.280	0.126	0.149	0.422	35.270%	$13,218	$32,599	$18,305	0.405		
DODSON		6	1.798	0.547	0.504	1.141	44.211%	$6,298	$7,333	$5,057	0.858		
MALTA		99	1.415	0.184	0.190	0.535	35.559%	$16,861	$33,280	$16,624	0.506		
SACO		9	1.372	0.606	0.255	0.894	28.601%	$5,849	$7,822	$8,297	0.747		
NONE		11	1.101	0.129	0.245	0.461	53.325%	$10,983	$28,007	$24,156	0.392		
COMBINATION		3	1.278	0.267	0.513	0.826	62.129%	$3,840	$5,417	$4,758	0.708		

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LAND TO BLDG RATIO	LOCAL INDEX
PHILLIPS	COUNTY 11	128	1.798	0.129	0.277	0.589	47.107%	$14,781	$29,168	$18,610	0.506		
NO-NAME		5	1.974	0.256	0.709	0.800	88.571%	$8,920	$21,800	$17,502	0.409		
HAVRE		458	1.379	0.112	0.116	0.401	29.042%	$17,267	$43,289	$17,821	0.398		
NONE		36	1.158	0.155	0.167	0.434	38.619%	$17,247	$40,547	$29,311	0.425		
COMBINATION		17	2.137	0.130	0.477	0.550	86.824%	$9,141	$25,141	$26,516	0.363		
HILL	COUNTY 12	516	2.137	0.112	0.164	0.412	39.964%	$16,917	$42,292	$19,475	0.400		
CORVALLIS		12	0.530	0.200	0.099	0.361	27.662%	$11,523	$32,350	$11,655	0.356		
DARBY		12	0.690	0.209	0.134	0.406	33.130%	$6,631	$17,058	$9,111	0.388		
FLORENCE		9	0.671	0.288	0.124	0.428	28.994%	$15,094	$36,200	$10,086	0.416		
HAMILTON		144	1.773	0.133	0.180	0.368	48.913%	$12,124	$35,166	$15,298	0.344		
STEVENSVILLE		31	0.509	0.157	0.102	0.332	30.955%	$13,943	$41,373	$9,799	0.337		
VICTOR		11	0.520	0.188	0.108	0.320	33.825%	$8,983	$27,336	$11,996	0.328		
NONE		279	2.992	0.129	0.412	0.487	84.754%	$19,102	$49,030	$28,785	0.389		
RAVALLI	COUNTY 13	498	2.992	0.129	0.332	0.433	76.627%	$15,984	$42,661	$24,688	0.374		
MILES CITY		408	2.729	0.122	0.195	0.503	38.775%	$17,356	$35,574	$15,212	0.487		
NONE		45	1.458	0.245	0.189	0.495	38.318%	$19,820	$41,768	$21,853	0.474		
COMBINATION		3	0.426	0.389	0.019	0.405	4.759%	$17,330	$42,733	$4,357	0.405		
CUSTER	COUNTY 14	456	2.729	0.122	0.193	0.501	38.648%	$17,599	$36,232	$16,031	0.485		
PABLO		12	0.643	0.295	0.106	0.510	20.858%	$11,799	$23,659	$10,233	0.498		
POLSON		173	0.827	0.199	0.108	0.423	25.583%	$12,288	$29,569	$12,892	0.415		
RONAN		76	0.934	0.162	0.124	0.439	28.371%	$12,343	$28,203	$12,916	0.437		
SAINT IGNATIUS		25	0.918	0.286	0.150	0.511	29.453%	$12,372	$25,574	$12,939	0.483		
NONE		347	1.189	0.174	0.134	0.450	29.739%	$25,902	$61,604	$38,707	0.420		
COMBINATION		11	0.769	0.141	0.227	0.386	58.948%	$8,048	$24,882	$15,401	0.323		
LAKE	COUNTY 15	644	1.189	0.141	0.130	0.444	29.268%	$19,552	$46,323	$34,006	0.422		
GLENDIVE		245	1.037	0.291	0.098	0.499	19.663%	$20,412	$40,766	$51,636	0.500		
RICHEY		12	1.425	0.361	0.330	0.735	45.012%	$9,713	$16,842	$14,071	0.576		
NONE		126	0.999	0.128	0.110	0.483	22.960%	$17,936	$37,726	$15,501	0.475		
COMBINATION		4	1.318	0.485	0.354	0.987	35.852%	$12,912	$16,250	$12,500	0.794		
DAWSON	COUNTY 16	387	1.425	0.128	0.135	0.506	26.788%	$19,197	$38,781	$42,346	0.495		
CULBERTSON		37	1.654	0.203	0.277	0.580	47.842%	$12,831	$23,811	$17,946	0.538		
FROID		10	1.040	0.389	0.203	0.668	30.408%	$5,191	$8,710	$5,910	0.595		
POPLAR		24	0.963	0.236	0.184	0.533	34.489%	$10,868	$22,729	$11,782	0.478		
WOLF POINT		87	1.139	0.215	0.166	0.485	34.378%	$14,823	$32,785	$17,385	0.452		
COMBINATION		8	0.947	0.449	0.160	0.628	25.580%	$10,754	$18,250	$14,629	0.589		
ROOSEVELT	COUNTY 17	166	1.654	0.203	0.206	0.531	38.871%	$13,031	$27,180	$17,455	0.479		

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DILLON		243	1.589	0.132	0.184	0.465	39.673%	$14,435	$31,754	$15,429	0.454		
LIMA		21	1.177	0.238	0.235	0.576	40.777%	$5,326	$10,169	$4,831	0.523		
WISDOM		15	0.566	0.113	0.119	0.340	35.021%	$2,569	$8,273	$6,498	0.310		
NONE		99	1.809	0.103	0.204	0.431	47.324%	$17,208	$40,825	$19,292	0.421		
COMBINATION		4	0.916	0.260	0.321	0.568	56.544%	$5,423	$9,500	$5,260	0.570		
BEAVERHEAD	COUNTY 18	382	1.809	0.103	0.195	0.459	42.631%	$14,093	$31,764	$17,996	0.443		
BIG SANDY		31	1.078	0.241	0.201	0.589	34.197%	$7,697	$15,120	$11,343	0.509		
FORT BENTON		48	0.947	0.289	0.143	0.520	27.540%	$12,020	$25,026	$14,576	0.480		
GERALDINE		6	0.849	0.406	0.157	0.601	26.251%	$8,459	$15,583	$9,744	0.542		
HIGHWOOD		7	0.990	0.136	0.373	0.453	82.271%	$3,604	$11,974	$12,633	0.300		
COMBINATION		6	1.058	0.232	0.329	0.635	51.845%	$4,883	$12,067	$11,736	0.404		
CHOUTEAU	COUNTY 19	98	1.078	0.136	0.200	0.549	36.491%	$9,396	$19,589	$13,938	0.479		
FRAZER		6	2.061	0.252	0.740	1.024	72.227%	$7,903	$10,300	$4,688	0.767		
GLASGOW		203	2.946	0.220	0.366	0.589	62.205%	$16,422	$33,114	$18,190	0.495		
HINSDALE		15	1.751	0.517	0.314	0.748	41.987%	$9,841	$15,098	$11,305	0.651		
NASHUA		24	2.493	0.158	0.585	0.875	66.915%	$6,342	$10,366	$9,009	0.611		
OPHEIM		9	2.584	0.533	0.645	1.254	51.459%	$8,724	$8,711	$5,134	1.001		
NONE		16	0.749	0.167	0.168	0.449	37.544%	$19,202	$40,981	$21,530	0.468		
COMBINATION		3	1.175	0.170	0.508	0.718	70.824%	$1,690	$2,583	$2,723	0.654		
VALLEY	COUNTY 20	276	2.946	0.158	0.427	0.647	66.086%	$14,752	$28,990	$19,319	0.508		
KEVIN		17	1.656	0.499	0.339	0.937	36.160%	$5,259	$7,336	$8,138	0.716		
SHELBY		83	1.292	0.172	0.251	0.569	44.140%	$12,222	$25,564	$16,726	0.478		
SUNBURST		20	2.990	0.334	0.617	0.738	83.544%	$8,151	$15,531	$9,517	0.524		
COMBINATION		7	1.564	0.330	0.453	0.790	57.342%	$7,091	$11,857	$18,330	0.598		
TOOLE	COUNTY 21	127	2.990	0.172	0.375	0.657	57.008%	$10,366	$20,789	$16,382	0.498		
HARDIN		161	1.198	0.216	0.145	0.511	28.395%	$16,662	$32,993	$12,186	0.505		
NONE		7	1.110	0.261	0.320	0.543	58.959%	$10,047	$25,643	$17,684	0.391		
COMBINATION		6	0.829	0.245	0.189	0.555	34.081%	$4,403	$6,768	$5,320	0.650		
BIG HORN	COUNTY 22	174	1.198	0.216	0.155	0.513	30.257%	$15,973	$31,793	$13,176	0.502		
MELSTONE		8	2.620	0.232	0.817	0.978	83.538%	$3,536	$5,675	$3,546	0.623		
MUSSELSHELL		8	1.082	0.358	0.246	0.735	33.552%	$10,873	$16,413	$13,968	0.662		
ROUNDUP		201	2.395	0.118	0.343	0.569	60.342%	$8,015	$17,727	$12,924	0.452		
NONE		37	2.708	0.184	0.553	0.629	87.973%	$10,323	$26,558	$27,616	0.388		
COMBINATION		1	0.194	0.194	0.000	0.194	0.000%	$2,143	$11,000	$0	0.194		
MUSSELSHELL	COUNTY 23	255	2.708	0.118	0.403	0.594	67.898%	$8,276	$18,563	$16,149	0.445		
CHINOOK		44	1.084	0.134	0.172	0.356	48.370%	$9,562	$27,908	$15,853	0.342		
HARLEM		22	1.691	0.163	0.397	0.663	60.003%	$7,900	$16,279	$14,972	0.485		

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LOCAL INDEX
NONE		5	0.483	0.204	0.113	0.321	35.191%	$11,537	$39,400	$23,255	0.292	
COMBINATION		1	1.381	1.381	0.000	1.381	0.000%	$1,105	$800	$0	1.381	
BLAINE	COUNTY 24	72	1.691	0.134	0.313	0.461	67.866%	$9,074	$24,776	$17,338	0.366	
COMBINATION		8	2.046	0.351	0.564	0.785	71.836%	$14,073	$23,385	$21,593	0.601	
MADISON	COUNTY 25	8	2.046	0.351	0.564	0.785	71.836%	$14,073	$23,385	$21,593	0.601	
BRADY		5	1.609	0.240	0.535	0.723	73.988%	$5,618	$12,735	$10,759	0.441	
CONRAD		131	1.866	0.283	0.219	0.543	40.463%	$13,928	$28,945	$17,574	0.481	
DUPUYER		5	0.785	0.169	0.227	0.489	46.336%	$4,567	$8,500	$5,809	0.537	
VALIER		31	1.237	0.229	0.212	0.568	37.344%	$7,216	$13,313	$8,625	0.542	
COMBINATION		4	2.308	0.278	0.976	0.856	114.028%	$13,879	$23,169	$15,057	0.599	
PONDERA	COUNTY 26	176	2.308	0.169	0.266	0.558	47.663%	$12,242	$25,019	$17,247	0.489	
FAIRVIEW		31	1.627	0.195	0.250	0.365	68.578%	$9,659	$26,913	$13,900	0.358	
SAVAGE		5	1.518	0.179	0.553	0.558	99.033%	$4,155	$15,140	$13,968	0.274	
SIDNEY		222	2.053	0.185	0.257	0.420	61.210%	$16,075	$42,801	$19,608	0.375	
NONE		27	0.445	0.108	0.086	0.320	27.052%	$20,272	$64,503	$22,886	0.314	
COMBINATION		3	0.922	0.291	0.358	0.507	70.615%	$10,425	$29,967	$36,593	0.347	
RICHLAND	COUNTY 27	288	2.053	0.108	0.254	0.408	62.396%	$15,512	$42,511	$21,502	0.364	
DEER LODGE		58	1.355	0.220	0.238	0.652	36.612%	$15,554	$26,465	$14,162	0.587	
NONE		15	1.212	0.250	0.315	0.660	47.705%	$19,920	$35,460	$28,230	0.561	
COMBINATION		4	1.281	0.486	0.372	0.829	44.943%	$6,826	$11,675	$11,766	0.584	
POWELL	COUNTY 28	77	1.355	0.220	0.261	0.663	39.351%	$15,951	$27,449	$18,143	0.581	
ASHLAND		6	2.104	0.209	0.704	0.926	76.057%	$8,185	$16,558	$23,239	0.494	
COLSTRIP		136	1.608	0.238	0.150	0.566	26.566%	$18,694	$33,518	$11,820	0.557	
FORSYTH		149	2.655	0.154	0.282	0.448	63.044%	$12,965	$32,026	$18,387	0.404	
ROSEBUD		6	1.050	0.255	0.305	0.455	67.084%	$3,902	$12,100	$10,862	0.322	
NONE		8	1.812	0.196	0.500	0.614	81.438%	$15,053	$32,100	$21,526	0.468	
COMBINATION		6	0.710	0.193	0.193	0.385	50.136%	$6,182	$21,833	$16,718	0.283	
ROSEBUD	COUNTY 29	311	2.655	0.154	0.266	0.512	52.003%	$15,126	$31,800	$16,222	0.475	
ANACONDA		248	2.487	0.215	0.314	0.579	54.337%	$11,170	$23,155	$15,210	0.482	
OPPORTUNITY		6	0.641	0.376	0.107	0.529	20.249%	$11,357	$21,500	$9,518	0.528	
NONE		31	1.510	0.155	0.340	0.573	59.405%	$11,953	$25,226	$16,726	0.473	
COMBINATION		1	0.543	0.543	0.000	0.543	0.000%	$12,300	$22,633	$0	0.543	
DEER LODGE	COUNTY 30	286	2.487	0.155	0.313	0.577	54.305%	$11,263	$23,343	$15,232	0.482	
CHOTEAU		92	1.527	0.217	0.234	0.477	49.033%	$11,592	$28,126	$17,844	0.412	
DUTTON		19	0.941	0.224	0.195	0.553	35.367%	$8,033	$17,663	$13,355	0.454	

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LOCAL INDEX
FAIRFIELD		30	1.174	0.229	0.179	0.398	45.093%	$9,092	$25,508	$13,306	0.356	
NONE		16	0.483	0.152	0.111	0.319	34.990%	$14,008	$42,775	$19,838	0.327	
COMBINATION		1	1.123	1.123	0.000	1.123	0.000%	$3,370	$3,000	$0	1.123	
TETON	COUNTY 31	158	1.527	0.152	0.223	0.459	48.684%	$10,882	$27,695	$17,765	0.392	
ABSAROKEE		8	0.535	0.176	0.127	0.326	39.030%	$11,206	$32,515	$12,856	0.344	
COLUMBUS		38	1.151	0.283	0.156	0.454	34.329%	$15,813	$36,053	$15,852	0.438	
PARK CITY		20	0.554	0.166	0.112	0.373	30.230%	$16,831	$43,009	$13,034	0.391	
NONE		28	0.668	0.104	0.154	0.384	40.165%	$15,787	$43,311	$22,195	0.364	
COMBINATION		3	0.323	0.272	0.025	0.298	8.521%	$4,098	$13,833	$4,858	0.296	
STILLWATER	COUNTY 32	97	1.151	0.104	0.148	0.402	36.865%	$15,273	$38,603	$17,803	0.395	
HYSHAM		23	1.260	0.253	0.238	0.587	40.536%	$8,015	$15,795	$10,421	0.507	
TREASURE	COUNTY 33	23	1.260	0.253	0.238	0.587	40.536%	$8,015	$15,795	$10,421	0.507	
MEDICINE LAKE		19	2.879	0.201	0.720	0.836	86.160%	$5,663	$12,142	$11,620	0.466	
PLENTYWOOD		96	1.395	0.154	0.176	0.449	39.335%	$14,164	$33,115	$19,801	0.427	
WESTBY		7	1.206	0.403	0.245	0.851	28.834%	$6,526	$10,411	$12,794	0.626	
COMBINATION		15	2.712	0.136	0.701	0.763	91.916%	$5,499	$13,520	$14,917	0.406	
SHERIDAN	COUNTY 34	137	2.879	0.136	0.414	0.557	74.382%	$11,646	$26,901	$20,329	0.432	
HOT SPRINGS		13	0.830	0.274	0.192	0.525	36.609%	$8,683	$18,654	$13,939	0.465	
PARADISE		5	0.956	0.325	0.253	0.619	40.935%	$6,913	$12,338	$5,062	0.560	
PLAINS		13	0.939	0.354	0.164	0.600	27.341%	$11,651	$20,675	$11,895	0.563	
THOMPSON FALLS		29	1.041	0.309	0.177	0.599	29.661%	$15,114	$28,056	$15,347	0.538	
NONE		41	1.474	0.178	0.266	0.506	52.595%	$13,530	$30,950	$19,352	0.437	
COMBINATION		3	0.613	0.363	0.142	0.448	31.817%	$4,032	$9,500	$7,000	0.424	
SANDERS	COUNTY 35	104	1.474	0.178	0.220	0.550	40.169%	$12,539	$25,808	$16,995	0.485	
COMBINATION		7	2.429	0.306	0.758	0.848	89.445%	$7,010	$11,361	$8,583	0.617	
JUDITH BASIN	COUNTY 36	7	2.429	0.306	0.758	0.848	89.445%	$7,010	$11,361	$8,583	0.617	
SCOBY		20	1.028	0.333	0.199	0.526	37.933%	$11,692	$26,366	$24,350	0.443	
NO-NAME		16	1.285	0.317	0.238	0.537	44.398%	$10,415	$23,275	$16,451	0.447	
COMBINATION		5	2.065	0.623	0.583	1.070	54.514%	$4,014	$4,967	$3,559	0.808	
DANIELS	COUNTY 37	41	2.065	0.317	0.325	0.597	54.598%	$10,257	$22,550	$20,749	0.454	
BROWNING		16	0.584	0.126	0.121	0.363	33.484%	$8,955	$25,581	$19,647	0.350	
CUT BANK		151	1.275	0.179	0.122	0.435	28.221%	$16,100	$37,937	$20,764	0.424	
EAST GLACIER PARK		8	0.537	0.143	0.120	0.291	41.152%	$8,662	$32,064	$14,042	0.270	
NONE		13	0.719	0.136	0.185	0.391	47.301%	$12,308	$30,577	$15,707	0.402	
COMBINATION		3	1.496	0.606	0.448	1.082	41.399%	$10,092	$12,767	$13,716	0.790	

SALES RATIO STUDY

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LOCAL INDEX
GLACIER	COUNTY 38	191	1.496	0.126	0.160	0.430	37.402%	$14,838	$35,760	$20,467	0.414	
BAKER		212	2.900	0.101	0.417	0.633	65.831%	$13,865	$26,938	$16,135	0.514	
PLEVNA		6	1.900	0.695	0.467	1.236	37.852%	$7,293	$6,542	$2,933	1.114	
COMBINATION		5	1.646	0.370	0.549	0.749	73.323%	$17,887	$40,720	$31,874	0.439	
FALLON	COUNTY 39	223	2.900	0.101	0.430	0.652	66.016%	$13,778	$26,698	$16,775	0.516	
BIG TIMBER		50	2.646	0.141	0.368	0.565	65.225%	$15,214	$30,730	$16,937	0.495	
SWEET GRASS	COUNTY 40	50	2.646	0.141	0.368	0.565	65.225%	$15,214	$30,730	$16,937	0.495	
CIRCLE		22	1.466	0.310	0.240	0.522	46.099%	$13,534	$27,523	$15,718	0.491	
MCCONE	COUNTY 41	22	1.466	0.310	0.240	0.522	46.099%	$13,534	$27,523	$15,718	0.491	
EKALAKA		44	2.705	0.117	0.582	0.792	73.502%	$7,040	$12,171	$9,134	0.578	
COMBINATION		1	0.488	0.488	0.000	0.488	0.000%	$1,465	$3,000	$0	0.488	
CARTER	COUNTY 42	45	2.705	0.117	0.577	0.785	73.514%	$6,916	$11,968	$9,132	0.577	
TOWSEND		47	2.563	0.249	0.326	0.578	56.482%	$14,119	$27,092	$10,877	0.521	
NONE		6	0.424	0.199	0.094	0.336	28.257%	$12,431	$35,333	$10,358	0.351	
COMBINATION		2	1.680	0.751	0.656	1.215	54.020%	$12,272	$9,225	$3,217	1.330	
BROADWATER	COUNTY 43	55	2.563	0.199	0.348	0.574	60.555%	$13,868	$27,341	$11,412	0.507	
HARLOWTON		85	2.225	0.187	0.355	0.664	53.512%	$8,800	$16,144	$11,196	0.545	
JUDITH GAP		8	1.586	0.218	0.518	0.739	70.093%	$3,673	$7,813	$5,521	0.470	
TWODOT		6	0.876	0.236	0.283	0.563	50.280%	$4,254	$7,683	$1,260	0.553	
COMBINATION		5	0.975	0.277	0.333	0.581	57.342%	$4,694	$11,200	$9,230	0.419	
WHEATLAND	COUNTY 44	104	2.225	0.187	0.361	0.660	54.790%	$7,946	$14,777	$10,796	0.537	
FALLON		12	0.927	0.183	0.221	0.568	39.027%	$5,457	$11,390	$11,685	0.479	
TERRY		63	2.235	0.183	0.333	0.698	47.703%	$8,333	$14,244	$12,321	0.585	
PRAIRIE	COUNTY 45	75	2.235	0.183	0.320	0.677	47.278%	$7,873	$13,787	$12,191	0.571	
DRUMMOND		10	0.870	0.317	0.220	0.533	41.393%	$9,681	$20,800	$11,833	0.465	
PHILIPSBURG		57	1.790	0.232	0.270	0.631	42.885%	$6,355	$11,960	$10,390	0.531	
NONE		13	0.901	0.149	0.245	0.434	56.404%	$8,280	$23,070	$17,268	0.358	
COMBINATION		4	0.507	0.269	0.105	0.380	27.616%	$5,883	$17,375	$11,280	0.338	
GRANITE	COUNTY 46	84	1.790	0.149	0.266	0.577	46.199%	$7,026	$14,989	$12,515	0.468	
MARTINSDALE		10	2.149	0.312	0.534	0.673	79.408%	$5,129	$9,135	$8,095	0.561	
WHITE SULPHUR SPRINGS		78	2.771	0.210	0.396	0.620	63.843%	$12,238	$22,216	$12,615	0.550	

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NONE		7	2.137	0.276	0.610	0.865	70.506%	$11,995	$15,286	$6,067	0.784	
MEAGHER	COUNTY 47	95	2.771	0.210	0.428	0.644	66.577%	$11,472	$20,328	$12,537	0.564	
CHESTER		20	1.122	0.334	0.166	0.575	28.874%	$10,207	$19,209	$13,529	0.531	
JOPLIN		6	2.912	0.502	0.949	0.992	95.598%	$7,899	$12,617	$6,014	0.626	
COMBINATION		11	0.912	0.413	0.160	0.558	28.669%	$15,916	$29,827	$18,478	0.533	
LIBERTY	COUNTY 48	37	2.912	0.334	0.414	0.637	64.996%	$11,530	$21,297	$15,286	0.541	
GARDINER		9	0.752	0.155	0.185	0.345	53.696%	$6,654	$21,378	$8,344	0.311	
LIVINGSTON		144	2.821	0.179	0.246	0.461	53.395%	$16,459	$37,226	$15,717	0.442	
NONE		32	0.767	0.230	0.133	0.466	28.530%	$23,060	$52,376	$22,147	0.440	
COMBINATION		5	0.838	0.296	0.230	0.440	52.244%	$5,284	$14,900	$12,592	0.354	
PARK	COUNTY 49	190	2.821	0.155	0.228	0.456	49.995%	$16,813	$38,439	$18,336	0.437	
BOULDER		30	0.837	0.160	0.146	0.567	25.863%	$13,042	$23,623	$8,800	0.552	
WHITEHALL		19	0.980	0.238	0.190	0.503	37.803%	$15,554	$31,771	$13,005	0.489	
NONE		59	0.963	0.310	0.138	0.489	28.324%	$23,788	$50,597	$20,263	0.470	
COMBINATION		3	1.075	0.253	0.421	0.608	69.255%	$3,477	$8,333	$5,687	0.417	
JEFFERSON	COUNTY 51	111	1.075	0.160	0.162	0.516	31.456%	$18,925	$38,942	$20,892	0.485	
WIBAUX		16	0.672	0.309	0.100	0.524	19.131%	$10,063	$19,556	$11,085	0.514	
COMBINATION		3	0.523	0.362	0.083	0.429	19.510%	$19,273	$44,967	$13,702	0.428	
WIBAUX	COUNTY 52	19	0.672	0.309	0.102	0.509	20.059%	$11,517	$23,568	$14,626	0.488	
LAVINA		12	0.968	0.366	0.186	0.618	30.114%	$8,115	$14,542	$13,814	0.558	
RYEGATE		16	1.244	0.200	0.230	0.566	40.724%	$10,571	$18,975	$11,009	0.557	
COMBINATION		1	0.262	0.262	0.000	0.262	0.000%	$5,250	$20,000	$0	0.262	
GOLDEN VALLEY	COUNTY 53	29	1.244	0.200	0.215	0.577	37.329%	$9,371	$17,176	$12,042	0.545	
ALBERTON		17	1.099	0.169	0.226	0.496	45.524%	$8,741	$21,678	$13,759	0.403	
SUPERIOR		40	0.894	0.269	0.136	0.460	29.622%	$13,406	$30,786	$13,065	0.435	
NONE		21	0.571	0.127	0.126	0.343	36.890%	$14,160	$42,198	$18,643	0.335	
COMBINATION		4	0.548	0.392	0.065	0.459	14.176%	$11,141	$25,186	$25,721	0.442	
MINERAL	COUNTY 54	82	1.099	0.127	0.162	0.437	37.171%	$12,521	$31,547	$16,794	0.396	
COMBINATION		3	1.175	0.415	0.393	0.736	53.384%	$8,563	$14,250	$9,377	0.600	
PETROLEUM	COUNTY 55	3	1.175	0.415	0.393	0.736	53.384%	$8,563	$14,250	$9,377	0.600	
EUREKA		28	1.187	0.249	0.215	0.558	38.485%	$10,673	$21,420	$9,883	0.498	
LIBBY		90	2.805	0.253	0.292	0.533	54.770%	$14,007	$28,810	$11,748	0.486	
TROY		26	0.998	0.263	0.181	0.465	38.951%	$10,783	$24,985	$14,182	0.431	

SALES RATIO STUDY

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NONE	161	1.492	0.197	0.202	0.534	37.963%	$20,829	$42,340	$19,709	0.491	
LINCOLN COUNTY 56	305	2.805	0.197	0.232	0.530	43.777%	$17,027	$34,948	$18,316	0.487	
FINAL STATISTICS	19,076	2.992	0.100	0.222	0.489	45.404%	$18,667	$40,816	$22,800	0.457	

EDIT CRITERIA FOR INCLUSION IN SALE RATIO STUDY AND PARAMETERS USED FOR CALCULATION

EDIT CRITERIA USED FOR INCLUSION IN THIS ASSESSMENT–SALE RATIO STUDY

1) PROPERTY TYPE(S) REQUESTED: ALL
2) STRUCTURE TYPE(S) REQUESTED: SHED
3) MINIMUM SALE DATE ACCEPTED: 01/01/75
4) MAXIMUM SALE DATE ACCEPTED: 12/31/80
5) MINIMUM SALE RATIO ACCEPTED: 0.1
6) MAXIMUM SALE RATIO ACCEPTED: 3.0
7) NO CONDITION OF SALE
8) NO CONTINUED REVIEW NEEDED ON SALE

SALES RATIO STUDY

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LOCAL INDEX
BUTTE		10	1.495	0.145	0.391	0.544	71.882%	$5,138	$10,375	$11,103	0.495	
SILVER BOW	COUNTY 01	10	1.495	0.145	0.391	0.544	71.882%	$5,138	$10,375	$11,103	0.495	
COMBINATION		7	0.804	0.170	0.222	0.408	54.448%	$3,141	$10,071	$11,959	0.311	
CASCADE	COUNTY 02	7	0.804	0.170	0.222	0.408	54.448%	$3,141	$10,071	$11,959	0.311	
COMBINATION		5	0.850	0.353	0.200	0.555	36.118%	$5,612	$11,000	$4,902	0.510	
MISSOULA	COUNTY 04	5	0.850	0.353	0.200	0.555	36.118%	$5,612	$11,000	$4,902	0.510	
HELENA		5	0.919	0.349	0.237	0.603	39.426%	$3,510	$5,701	$3,472	0.615	
NONE		10	0.915	0.141	0.318	0.444	71.619%	$2,188	$7,710	$6,344	0.283	
LEWIS AND CLARK	COUNTY 05	15	0.919	0.141	0.295	0.497	59.410%	$2,628	$7,040	$5,503	0.373	
COMBINATION		5	0.550	0.120	0.174	0.335	52.004%	$3,625	$14,606	$11,383	0.248	
GALLATIN	COUNTY 06	5	0.550	0.120	0.174	0.335	52.004%	$3,625	$14,606	$11,383	0.248	
NONE		20	2.910	0.191	0.581	0.523	111.088%	$8,502	$21,931	$14,962	0.387	
COMBINATION		3	0.401	0.287	0.059	0.334	17.835%	$16,952	$53,167	$70,870	0.318	
FLATHEAD	COUNTY 07	23	2.910	0.191	0.544	0.498	109.200%	$9,604	$26,005	$27,670	0.369	
COMBINATION		1	0.130	0.130	0.000	0.130	0.000%	$4,165	$32,000	$0	0.130	
FERGUS	COUNTY 08	1	0.130	0.130	0.000	0.130	0.000%	$4,165	$32,000	$0	0.130	
COMBINATION		7	2.900	0.131	0.988	0.736	134.156%	$6,136	$18,671	$25,374	0.328	
CARBON	COUNTY 10	7	2.900	0.131	0.988	0.736	134.156%	$6,136	$18,671	$25,374	0.328	
COMBINATION		1	0.600	0.600	0.000	0.600	0.000%	$270	$450	$0	0.600	
PHILLIPS	COUNTY 11	1	0.600	0.600	0.000	0.600	0.000%	$270	$450	$0	0.600	
COMBINATION		1	0.141	0.141	0.000	0.141	0.000%	$2,820	$20,000	$0	0.141	
HILL	COUNTY 12	1	0.141	0.141	0.000	0.141	0.000%	$2,820	$20,000	$0	0.141	
NONE		6	0.758	0.105	0.239	0.341	70.094%	$5,451	$18,667	$15,174	0.292	
RAVALLI	COUNTY 13	6	0.758	0.105	0.239	0.341	70.094%	$5,451	$18,667	$15,174	0.292	
COMBINATION		4	0.971	0.466	0.217	0.660	32.874%	$3,301	$6,100	$6,228	0.541	
CUSTER	COUNTY 14	4	0.971	0.466	0.217	0.660	32.874%	$3,301	$6,100	$6,228	0.541	

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LOCAL INDEX
POLSON		6	0.217	0.135	0.035	0.172	20.386%	$1,497	$8,833	$3,123	0.169	
NONE		25	0.857	0.162	0.146	0.354	41.363%	$10,788	$34,170	$20,884	0.315	
COMBINATION		4	0.389	0.211	0.081	0.283	28.614%	$1,708	$5,925	$943	0.288	
LAKE	COUNTY 15	35	0.857	0.135	0.144	0.315	45.763%	$8,158	$26,598	$21,390	0.306	
NONE		5	0.432	0.100	0.118	0.272	43.487%	$1,224	$5,140	$2,806	0.238	
DAWSON	COUNTY 16	5	0.432	0.100	0.118	0.272	43.487%	$1,224	$5,140	$2,806	0.238	
COMBINATION		4	0.800	0.240	0.235	0.476	49.499%	$1,188	$3,050	$1,865	0.389	
ROOSEVELT	COUNTY 17	4	0.800	0.240	0.235	0.476	49.499%	$1,188	$3,050	$1,865	0.389	
COMBINATION		1	0.253	0.253	0.000	0.253	0.000%	$1,520	$6,000	$0	0.253	
VALLEY	COUNTY 20	1	0.253	0.253	0.000	0.253	0.000%	$1,520	$6,000	$0	0.253	
COMBINATION		1	0.215	0.215	0.000	0.215	0.000%	$1,295	$6,000	$0	0.215	
TOOLE	COUNTY 21	1	0.215	0.215	0.000	0.215	0.000%	$1,295	$6,000	$0	0.215	
NONE		7	0.472	0.160	0.109	0.288	37.839%	$2,252	$8,522	$4,375	0.264	
COMBINATION		4	1.588	0.285	0.563	0.894	63.028%	$1,171	$2,028	$1,586	0.577	
MUSSELSHELL	COUNTY 23	11	1.588	0.160	0.442	0.508	87.042%	$1,859	$6,161	$4,793	0.301	
COMBINATION		1	1.533	1.533	0.000	1.533	0.000%	$230	$150	$0	1.533	
BLAINE	COUNTY 24	1	1.533	1.533	0.000	1.533	0.000%	$230	$150	$0	1.533	
COMBINATION		1	0.229	0.229	0.000	0.229	0.000%	$860	$3,750	$0	0.229	
MADISON	COUNTY 25	1	0.229	0.229	0.000	0.229	0.000%	$860	$3,750	$0	0.229	
COMBINATION		1	0.436	0.436	0.000	0.436	0.000%	$4,364	$10,000	$0	0.436	
PONDERA	COUNTY 26	1	0.436	0.436	0.000	0.436	0.000%	$4,364	$10,000	$0	0.436	
COMBINATION		1	1.666	1.666	0.000	1.666	0.000%	$500	$300	$0	1.666	
RICHLAND	COUNTY 27	1	1.666	1.666	0.000	1.666	0.000%	$500	$300	$0	1.666	
COMBINATION		2	1.019	0.600	0.296	0.809	36.600%	$3,508	$4,100	$1,273	0.855	
POWELL	COUNTY 28	2	1.019	0.600	0.296	0.809	36.600%	$3,508	$4,100	$1,273	0.855	
COMBINATION		2	0.455	0.137	0.224	0.296	75.711%	$14,720	$38,240	$30,066	0.384	

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LOCAL RATIO INDEX
ROSEBUD	COUNTY 29	2	0.455	0.137	0.224	0.296	75.711%	$14,720	$38,240	$30,066	0.384	
COMBINATION		2	0.906	0.620	0.202	0.763	26.550%	$1,300	$1,750	$354	0.742	
TETON	COUNTY 31	2	0.906	0.620	0.202	0.763	26.550%	$1,300	$1,750	$354	0.742	
COMBINATION		1	0.434	0.434	0.000	0.434	0.000%	$2,387	$5,500	$0	0.434	
STILLWATER	COUNTY 32	1	0.434	0.434	0.000	0.434	0.000%	$2,387	$5,500	$0	0.434	
COMBINATION		3	1.926	0.321	0.878	1.329	66.033%	$761	$800	$520	0.951	
SHERIDAN	COUNTY 34	3	1.926	0.321	0.878	1.329	66.033%	$761	$800	$520	0.951	
COMBINATION		1	0.192	0.192	0.000	0.192	0.000%	$675	$3,500	$0	0.192	
JUDITH BASIN	COUNTY 36	1	0.192	0.192	0.000	0.192	0.000%	$675	$3,500	$0	0.192	
COMBINATION		3	1.605	1.000	0.304	1.281	23.761%	$3,191	$2,427	$1,896	1.314	
DANIELS	COUNTY 37	3	1.605	1.000	0.304	1.281	23.761%	$3,191	$2,427	$1,896	1.314	
COMBINATION		4	0.690	0.147	0.238	0.350	68.193%	$1,065	$3,775	$1,907	0.282	
GLACIER	COUNTY 38	4	0.690	0.147	0.238	0.350	68.193%	$1,065	$3,775	$1,907	0.282	
BAKER		18	1.080	0.100	0.254	0.394	64.632%	$6,130	$17,796	$15,971	0.344	
COMBINATION		1	1.172	1.172	0.000	1.172	0.000%	$8,210	$7,000	$0	1.172	
FALLON	COUNTY 39	19	1.172	0.100	0.305	0.435	70.164%	$6,239	$17,227	$15,718	0.362	
COMBINATION		5	1.465	0.168	0.514	0.722	71.109%	$1,268	$2,610	$2,168	0.485	
CARTER	COUNTY 42	5	1.465	0.168	0.514	0.722	71.109%	$1,268	$2,610	$2,168	0.485	
COMBINATION		2	0.250	0.165	0.060	0.207	28.924%	$707	$4,100	$4,808	0.172	
WHEATLAND	COUNTY 44	2	0.250	0.165	0.060	0.207	28.924%	$707	$4,100	$4,808	0.172	
COMBINATION		2	0.600	0.282	0.224	0.441	50.930%	$865	$2,500	$2,121	0.346	
PRAIRIE	COUNTY 45	2	0.600	0.282	0.224	0.441	50.930%	$865	$2,500	$2,121	0.346	
COMBINATION		2	0.301	0.225	0.053	0.263	20.500%	$1,563	$6,200	$2,546	0.252	
PARK	COUNTY 49	2	0.301	0.225	0.053	0.263	20.500%	$1,563	$6,200	$2,546	0.252	
COMBINATION		1	0.207	0.207	0.000	0.207	0.000%	$828	$4,000	$0	0.207	

SALES RATIO STUDY

MUNICIPALITY	NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LOCAL INDEX
MINERAL COUNTY 54	1	0.207	0.207	0.000	0.207	0.000%	$828	$4,000	$0	0.207	
NONE	10	1.803	0.278	0.439	0.583	75.309%	$5,498	$10,585	$6,905	0.519	
LINCOLN COUNTY 56	10	1.803	0.278	0.439	0.583	75.309%	$5,498	$10,585	$6,905	0.519	
FINAL STATISTICS	205	2.910	0.100	0.420	0.487	86.111%	$5,106	$14,567	$17,791	0.350	

EDIT CRITERIA FOR INCLUSION IN SALE RATIO STUDY AND PARAMETERS USED FOR CALCULATION

EDIT CRITERIA USED FOR INCLUSION IN THIS ASSESSMENT—SALE RATIO STUDY

1) PROPERTY TYPE(S) REQUESTED: ALL
2) STRUCTURE TYPE(S) REQUESTED: THEATER
3) MINIMUM SALE DATE ACCEPTED: 01/01/75
4) MAXIMUM SALE DATE ACCEPTED: 12/31/80
5) MINIMUM SALE RATIO ACCEPTED: 0.1
6) MAXIMUM SALE RATIO ACCEPTED: 3.0
7) NO CONDITION OF SALE
8) NO CONTINUED REVIEW NEEDED ON SALE

SALES RATIO STUDY

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED RATIO	LOCAL INDEX
COMBINATION		2	0.334	0.188	0.103	0.261	39.399%	$58,510	$242,500	$95,459	0.241	
SILVER BOW	COUNTY 01	2	0.334	0.188	0.103	0.261	39.399%	$58,510	$242,500	$95,459	0.241	
COMBINATION		1	0.562	0.562	0.000	0.562	0.000%	$227,831	$405,000	$0	0.562	
CASCADE	COUNTY 02	1	0.562	0.562	0.000	0.562	0.000%	$227,831	$405,000	$0	0.562	
COMBINATION		1	0.479	0.479	0.000	0.479	0.000%	$23,960	$50,000	$0	0.479	
POWDER RIVER	COUNTY 09	1	0.479	0.479	0.000	0.479	0.000%	$23,960	$50,000	$0	0.479	
COMBINATION		1	0.520	0.520	0.000	0.520	0.000%	$38,481	$74,000	$0	0.520	
HILL	COUNTY 12	1	0.520	0.520	0.000	0.520	0.000%	$38,481	$74,000	$0	0.520	
COMBINATION		1	0.608	0.608	0.000	0.608	0.000%	$44,100	$72,500	$0	0.608	
BIG HORN	COUNTY 22	1	0.608	0.608	0.000	0.608	0.000%	$44,100	$72,500	$0	0.608	
COMBINATION		2	2.728	1.860	0.613	2.294	26.753%	$40,934	$18,500	$4,950	2.212	
CARTER	COUNTY 42	2	2.728	1.860	0.613	2.294	26.753%	$40,934	$18,500	$4,950	2.212	
FINAL STATISTICS		8	2.728	0.188	0.895	0.910	98.365%	$66,658	$140,438	$144,869	0.474	

EDIT CRITERIA FOR INCLUSION IN SALE RATIO STUDY AND PARAMETERS USED FOR CALCULATION

EDIT CRITERIA USED FOR INCLUSION IN THIS ASSESSMENT—SALE RATIO STUDY

1) PROPERTY TYPE(S) REQUESTED: ALL
2) STRUCTURE TYPE(S) REQUESTED: TRIPLEX
3) MINIMUM SALE DATE ACCEPTED: 01/01/75
4) MAXIMUM SALE DATE ACCEPTED: 12/31/80
5) MINIMUM SALE RATIO ACCEPTED: 0.1
6) MAXIMUM SALE RATIO ACCEPTED: 3.0
7) NO CONDITION OF SALE
8) NO CONTINUED REVIEW NEEDED ON SALE

SALES RATIO STUDY

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED RATIO	LOCAL INDEX
COMBINATION		3	1.292	0.340	0.540	0.964	56.035%	$11,777	$19,000	$18,187	0.619	
SILVER BOW	COUNTY 01	3	1.292	0.340	0.540	0.964	56.035%	$11,777	$19,000	$18,187	0.619	
COMBINATION		2	0.890	0.628	0.184	0.759	24.332%	$25,721	$38,000	$33,941	0.676	
CASCADE	COUNTY 02	2	0.890	0.628	0.184	0.759	24.332%	$25,721	$38,000	$33,941	0.676	
BILLINGS		6	0.884	0.306	0.217	0.492	44.208%	$28,415	$63,233	$36,999	0.449	
YELLOWSTONE	COUNTY 03	6	0.884	0.306	0.217	0.492	44.208%	$28,415	$63,233	$36,999	0.449	
MISSOULA		8	0.499	0.311	0.076	0.390	19.503%	$25,058	$63,596	$15,888	0.394	
COMBINATION		2	0.581	0.571	0.006	0.576	1.142%	$50,898	$88,500	$37,477	0.575	
MISSOULA	COUNTY 04	10	0.581	0.311	0.103	0.427	24.134%	$30,226	$68,577	$21,509	0.440	
HELENA		5	0.750	0.327	0.169	0.452	37.518%	$19,847	$45,340	$8,055	0.437	
LEWIS AND CLARK	COUNTY 05	5	0.750	0.327	0.169	0.452	37.518%	$19,847	$45,340	$8,055	0.437	
BOZEMAN		6	0.432	0.276	0.060	0.386	15.600%	$30,141	$77,900	$28,538	0.386	
GALLATIN	COUNTY 06	6	0.432	0.276	0.060	0.386	15.600%	$30,141	$77,900	$28,538	0.386	
COMBINATION		3	0.641	0.413	0.114	0.532	21.429%	$33,030	$66,333	$31,897	0.497	
FLATHEAD	COUNTY 07	3	0.641	0.413	0.114	0.532	21.429%	$33,030	$66,333	$31,897	0.497	
COMBINATION		1	0.294	0.294	0.000	0.294	0.000%	$18,120	$61,500	$0	0.294	
POWDER RIVER	COUNTY 09	1	0.294	0.294	0.000	0.294	0.000%	$18,120	$61,500	$0	0.294	
COMBINATION		4	0.669	0.422	0.129	0.556	23.213%	$14,341	$27,913	$18,665	0.513	
CUSTER	COUNTY 14	4	0.669	0.422	0.129	0.556	23.213%	$14,341	$27,913	$18,665	0.513	
COMBINATION		1	0.635	0.635	0.000	0.635	0.000%	$33,058	$52,000	$0	0.635	
LAKE	COUNTY 15	1	0.635	0.635	0.000	0.635	0.000%	$33,058	$52,000	$0	0.635	
COMBINATION		1	0.602	0.602	0.000	0.602	0.000%	$12,956	$21,500	$0	0.602	
DAWSON	COUNTY 16	1	0.602	0.602	0.000	0.602	0.000%	$12,956	$21,500	$0	0.602	
COMBINATION		2	0.795	0.396	0.282	0.595	47.374%	$10,905	$18,450	$636	0.591	
ROOSEVELT	COUNTY 17	2	0.795	0.396	0.282	0.595	47.374%	$10,905	$18,450	$636	0.591	

SALES RATIO STUDY

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LOCAL INDEX
COMBINATION		1	1.202	1.202	0.000	1.202	0.000%	$16,355	$13,600	$0	1.202	
VALLEY	COUNTY 20	1	1.202	1.202	0.000	1.202	0.000%	$16,355	$13,600	$0	1.202	
COMBINATION		4	0.382	0.263	0.061	0.329	18.655%	$15,525	$47,000	$10,614	0.330	
RICHLAND	COUNTY 27	4	0.382	0.263	0.061	0.329	18.655%	$15,525	$47,000	$10,614	0.330	
FINAL STATISTICS		49	1.292	0.263	0.244	0.516	47.425%	$23,683	$52,580	$28,777	0.450	

EDIT CRITERIA FOR INCLUSION IN SALE RATIO STUDY AND PARAMETERS USED FOR CALCULATION

EDIT CRITERIA USED FOR INCLUSION IN THIS ASSESSMENT–SALE RATIO STUDY

1) PROPERTY TYPE(S) REQUESTED: ALL
2) STRUCTURE TYPE(S) REQUESTED: TRAILER COURT IMPROVEMENTS
3) MINIMUM SALE DATE ACCEPTED: 01/01/75
4) MAXIMUM SALE DATE ACCEPTED: 12/31/80
5) MINIMUM SALE RATIO ACCEPTED: 0.1
6) MAXIMUM SALE RATIO ACCEPTED: 3.0
7) NO CONDITION OF SALE
8) NO CONTINUED REVIEW NEEDED ON SALE

STATE OF MONTANA DEPARTMENT OF REVENUE 09/26/80
PROPERTY ASSESSMENT DIVISION -- MASS APPRAISAL BUREAU

SALES RATIO STUDY PAGE 1

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LOCAL INDEX RATIO
COMBINATION		1	0.217	0.217	0.000	0.217	0.000%	$71,613	$330,000	$0	0.217	
CASCADE	COUNTY 02	1	0.217	0.217	0.000	0.217	0.000%	$71,613	$330,000	$0	0.217	
COMBINATION		4	0.449	0.173	0.138	0.290	47.810%	$7,965	$33,714	$28,438	0.236	
GALLATIN	COUNTY 06	4	0.449	0.173	0.138	0.290	47.810%	$7,965	$33,714	$28,438	0.236	
FINAL STATISTICS		5	0.449	0.173	0.124	0.275	45.218%	$20,695	$92,971	$134,773	0.222	

EDIT CRITERIA FOR INCLUSION IN SALE RATIO STUDY AND PARAMETERS USED FOR CALCULATION

EDIT CRITERIA USED FOR INCLUSION IN THIS ASSESSMENT–SALE RATIO STUDY

1) PROPERTY TYPE(S) REQUESTED: ALL
2) STRUCTURE TYPE(S) REQUESTED: WAREHOUSE
3) MINIMUM SALE DATE ACCEPTED: 01/01/75
4) MAXIMUM SALE DATE ACCEPTED: 12/31/80
5) MINIMUM SALE RATIO ACCEPTED: 0.1
6) MAXIMUM SALE RATIO ACCEPTED: 3.0
7) NO CONDITION OF SALE
8) NO CONTINUED REVIEW NEEDED ON SALE

SALES RATIO STUDY

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LAND TO BLDG RATIO	LOCAL INDEX
BUTTE		5	1.700	0.958	0.320	1.129	28.358%	$49,014	$43,690	$32,509	1.121		
COMBINATION		1	1.127	1.127	0.000	1.127	0.000%	$135,285	$120,000	$0	1.127		
SILVER BOW	COUNTY 01	6	1.700	0.958	0.286	1.128	25.371%	$63,393	$56,408	$42,615	1.123		
GREAT FALLS		9	1.156	0.429	0.232	0.727	32.037%	$72,940	$109,470	$70,492	0.666		
CASCADE	COUNTY 02	9	1.156	0.429	0.232	0.727	32.037%	$72,940	$109,470	$70,492	0.666		
COMBINATION		2	0.867	0.732	0.095	0.799	11.926%	$32,590	$39,900	$14,284	0.816		
YELLOWSTONE	COUNTY 03	2	0.867	0.732	0.095	0.799	11.926%	$32,590	$39,900	$14,284	0.816		
COMBINATION		6	0.887	0.247	0.233	0.549	42.509%	$156,623	$245,171	$174,992	0.638		
MISSOULA	COUNTY 04	6	0.887	0.247	0.233	0.549	42.509%	$156,623	$245,171	$174,992	0.638		
NONE		5	1.128	0.419	0.312	0.675	46.288%	$32,930	$56,975	$38,982	0.577		
COMBINATION		2	0.355	0.232	0.086	0.294	29.467%	$22,247	$85,000	$63,640	0.261		
LEWIS AND CLARK	COUNTY 05	7	1.128	0.232	0.317	0.566	56.106%	$29,878	$64,982	$43,302	0.459		
BOZEMAN		5	0.655	0.201	0.200	0.401	49.897%	$16,330	$39,700	$34,557	0.411		
COMBINATION		2	0.730	0.272	0.324	0.501	64.649%	$16,985	$55,250	$66,114	0.307		
GALLATIN	COUNTY 06	7	0.730	0.201	0.215	0.429	50.225%	$16,517	$44,143	$39,777	0.374		
COMBINATION		2	0.543	0.428	0.081	0.486	16.714%	$31,165	$61,000	$36,770	0.510		
FLATHEAD	COUNTY 07	2	0.543	0.428	0.081	0.486	16.714%	$31,165	$61,000	$36,770	0.510		
COMBINATION		1	0.928	0.928	0.000	0.928	0.000%	$2,785	$3,000	$0	0.928		
FERGUS	COUNTY 08	1	0.928	0.928	0.000	0.928	0.000%	$2,785	$3,000	$0	0.928		
COMBINATION		2	0.678	0.476	0.142	0.577	24.723%	$15,800	$30,000	$21,213	0.526		
POWDER RIVER	COUNTY 09	2	0.678	0.476	0.142	0.577	24.723%	$15,800	$30,000	$21,213	0.526		
COMBINATION		1	0.434	0.434	0.000	0.434	0.000%	$7,220	$16,600	$0	0.434		
CARBON	COUNTY 10	1	0.434	0.434	0.000	0.434	0.000%	$7,220	$16,600	$0	0.434		
COMBINATION		2	0.936	0.816	0.084	0.876	9.637%	$31,564	$35,500	$10,607	0.889		
PHILLIPS	COUNTY 11	2	0.936	0.816	0.084	0.876	9.637%	$31,564	$35,500	$10,607	0.889		
COMBINATION		4	0.755	0.262	0.219	0.464	47.223%	$21,309	$53,947	$42,785	0.395		

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LOCAL INDEX RATIO
HILL	COUNTY 12	4	0.755	0.262	0.219	0.464	47.223%	$21,309	$53,947	$42,785	0.395	
COMBINATION		2	0.362	0.210	0.107	0.286	37.566%	$13,953	$59,500	$57,276	0.234	
RAVALLI	COUNTY 13	2	0.362	0.210	0.107	0.286	37.566%	$13,953	$59,500	$57,276	0.234	
COMBINATION		5	1.058	0.266	0.358	0.619	57.763%	$84,365	$118,940	$146,747	0.709	
CUSTER	COUNTY 14	5	1.058	0.266	0.358	0.619	57.763%	$84,365	$118,940	$146,747	0.709	
COMBINATION		4	0.715	0.257	0.209	0.564	37.060%	$16,629	$28,750	$14,637	0.578	
LAKE	COUNTY 15	4	0.715	0.257	0.209	0.564	37.060%	$16,629	$28,750	$14,637	0.578	
COMBINATION		5	0.984	0.321	0.283	0.702	40.286%	$28,472	$40,400	$23,933	0.704	
DAWSON	COUNTY 16	5	0.984	0.321	0.283	0.702	40.286%	$28,472	$40,400	$23,933	0.704	
COMBINATION		3	0.806	0.517	0.155	0.629	24.623%	$13,368	$21,333	$3,218	0.626	
ROOSEVELT	COUNTY 17	3	0.806	0.517	0.155	0.629	24.623%	$13,368	$21,333	$3,218	0.626	
COMBINATION		4	0.590	0.144	0.206	0.396	52.052%	$3,788	$10,000	$8,602	0.378	
BEAVERHEAD	COUNTY 18	4	0.590	0.144	0.206	0.396	52.052%	$3,788	$10,000	$8,602	0.378	
COMBINATION		1	0.807	0.807	0.000	0.807	0.000%	$9,693	$12,000	$0	0.807	
CHOUTEAU	COUNTY 19	1	0.807	0.807	0.000	0.807	0.000%	$9,693	$12,000	$0	0.807	
COMBINATION		1	0.857	0.857	0.000	0.857	0.000%	$9,005	$10,500	$0	0.857	
VALLEY	COUNTY 20	1	0.857	0.857	0.000	0.857	0.000%	$9,005	$10,500	$0	0.857	
COMBINATION		3	0.929	0.331	0.312	0.578	54.001%	$3,532	$8,067	$6,132	0.437	
TOOLE	COUNTY 21	3	0.929	0.331	0.312	0.578	54.001%	$3,532	$8,067	$6,132	0.437	
COMBINATION		3	0.653	0.346	0.155	0.485	32.039%	$5,920	$12,833	$12,742	0.461	
BIG HORN	COUNTY 22	3	0.653	0.346	0.155	0.485	32.039%	$5,920	$12,833	$12,742	0.461	
COMBINATION		3	1.436	0.166	0.666	0.684	97.435%	$3,581	$7,957	$10,484	0.450	
MUSSELSHELL	COUNTY 23	3	1.436	0.166	0.666	0.684	97.435%	$3,581	$7,957	$10,484	0.450	
COMBINATION		2	2.308	1.105	0.850	1.707	49.818%	$40,063	$32,983	$38,208	1.214	
PONDERA	COUNTY 26	2	2.308	1.105	0.850	1.707	49.818%	$40,063	$32,983	$38,208	1.214	

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED RATIO	LOCAL INDEX
COMBINATION		1	0.370	0.370	0.000	0.370	0.000%	$14,815	$40,000	$0	0.370	
RICHLAND	COUNTY 27	1	0.370	0.370	0.000	0.370	0.000%	$14,815	$40,000	$0	0.370	
COMBINATION		2	1.609	0.196	0.998	0.903	110.599%	$13,725	$19,500	$7,778	0.703	
ROSEBUD	COUNTY 29	2	1.609	0.196	0.998	0.903	110.599%	$13,725	$19,500	$7,778	0.703	
COMBINATION		4	1.254	0.423	0.456	0.860	53.004%	$34,558	$34,750	$39,180	0.994	
DEER LODGE	COUNTY 30	4	1.254	0.423	0.456	0.860	53.004%	$34,558	$34,750	$39,180	0.994	
COMBINATION		3	0.797	0.453	0.173	0.609	28.537%	$18,383	$27,237	$17,442	0.674	
TETON	COUNTY 31	3	0.797	0.453	0.173	0.609	28.537%	$18,383	$27,237	$17,442	0.674	
COMBINATION		5	2.850	0.300	1.049	1.086	96.661%	$4,457	$10,100	$9,832	0.441	
SHERIDAN	COUNTY 34	5	2.850	0.300	1.049	1.086	96.661%	$4,457	$10,100	$9,832	0.441	
COMBINATION		1	0.543	0.543	0.000	0.543	0.000%	$37,760	$69,500	$0	0.543	
SANDERS	COUNTY 35	1	0.543	0.543	0.000	0.543	0.000%	$37,760	$69,500	$0	0.543	
COMBINATION		1	1.243	1.243	0.000	1.243	0.000%	$18,030	$14,500	$0	1.243	
JUDITH BASIN	COUNTY 36	1	1.243	1.243	0.000	1.243	0.000%	$18,030	$14,500	$0	1.243	
COMBINATION		1	0.565	0.565	0.000	0.565	0.000%	$16,956	$30,000	$0	0.565	
DANIELS	COUNTY 37	1	0.565	0.565	0.000	0.565	0.000%	$16,956	$30,000	$0	0.565	
COMBINATION		4	0.859	0.390	0.196	0.658	29.799%	$14,518	$25,775	$19,384	0.563	
GLACIER	COUNTY 38	4	0.859	0.390	0.196	0.658	29.799%	$14,518	$25,775	$19,384	0.563	
COMBINATION		4	0.782	0.600	0.092	0.677	13.600%	$5,824	$8,000	$6,468	0.728	
WHEATLAND	COUNTY 44	4	0.782	0.600	0.092	0.677	13.600%	$5,824	$8,000	$6,468	0.728	
COMBINATION		1	1.190	1.190	0.000	1.190	0.000%	$4,165	$3,500	$0	1.190	
PRAIRIE	COUNTY 45	1	1.190	1.190	0.000	1.190	0.000%	$4,165	$3,500	$0	1.190	
COMBINATION		1	0.405	0.405	0.000	0.405	0.000%	$2,431	$6,000	$0	0.405	
MINERAL	COUNTY 54	1	0.405	0.405	0.000	0.405	0.000%	$2,431	$6,000	$0	0.405	

SALES RATIO STUDY

MUNICIPALITY	NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF MEANS WEIGHTED	LAND TO BLDG RATIO	LOCAL INDEX
FINAL STATISTICS	113	2.850	0.144	0.408	0.687	59.360%	$34,418	$53,498	$77,881	0.643		

EDIT CRITERIA FOR INCLUSION IN SALE RATIO STUDY AND PARAMETERS USED FOR CALCULATION

EDIT CRITERIA USED FOR INCLUSION IN THIS ASSESSMENT—SALE RATIO STUDY

1) PROPERTY TYPE(S) REQUESTED: ALL
2) STRUCTURE TYPE(S) REQUESTED: NO IMPROVEMENTS
3) MINIMUM SALE DATE ACCEPTED: 01/01/75
4) MAXIMUM SALE DATE ACCEPTED: 12/31/80
5) MINIMUM SALE RATIO ACCEPTED: 0.1
6) MAXIMUM SALE RATIO ACCEPTED: 3.0
7) NO CONDITION OF SALE
8) NO CONTINUED REVIEW NEEDED ON SALE

SALES RATIO STUDY

MUNICIPALITY	NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF MEANS WEIGHTED	LAND TO BLDG RATIO	LOCAL INDEX
BUTTE	211	2.842	0.100	0.420	0.650	64.572%	$4,114	$7,686	$13,703	0.535		
NONE	98	1.500	0.111	0.295	0.491	60.064%	$3,537	$8,540	$8,439	0.414		
COMBINATION	6	1.070	0.298	0.301	0.532	56.531%	$2,677	$6,449	$5,035	0.415		
SILVER BOW COUNTY 01	315	2.842	0.100	0.389	0.599	65.086%	$3,907	$7,928	$12,173	0.492		
GREAT FALLS	174	1.859	0.111	0.228	0.522	43.644%	$6,046	$12,474	$11,807	0.484		
NONE	56	1.996	0.117	0.320	0.453	70.581%	$2,539	$7,076	$4,921	0.358		
COMBINATION	6	1.400	0.110	0.490	0.504	97.221%	$778	$2,333	$1,808	0.333		
CASCADE COUNTY 02	236	1.996	0.110	0.261	0.505	51.658%	$5,080	$10,936	$10,749	0.464		
BILLINGS	103	2.702	0.109	0.340	0.542	62.834%	$12,985	$28,050	$31,000	0.462		
LAUREL	9	0.521	0.145	0.143	0.252	56.773%	$5,586	$16,889	$16,180	0.330		
NONE	153	2.266	0.100	0.322	0.514	62.629%	$7,667	$16,296	$15,136	0.470		
YELLOWSTONE COUNTY 03	265	2.702	0.100	0.328	0.516	63.615%	$9,664	$20,885	$23,321	0.462		
LOLO	6	0.750	0.468	0.109	0.679	16.059%	$8,205	$12,629	$4,288	0.649		
MISSOULA	54	1.523	0.152	0.287	0.669	43.013%	$21,092	$44,584	$110,224	0.473		
NONE	299	2.272	0.100	0.294	0.663	44.388%	$10,994	$18,895	$15,305	0.581		
COMBINATION	10	1.800	0.192	0.451	0.642	70.255%	$7,268	$16,070	$17,439	0.452		
MISSOULA COUNTY 04	369	2.272	0.100	0.295	0.663	44.507%	$12,325	$22,476	$45,077	0.548		
AUGUSTA	12	0.818	0.580	0.074	0.740	10.091%	$938	$1,279	$163	0.733		
EAST HELENA	33	1.175	0.168	0.192	0.315	60.927%	$1,619	$6,252	$2,609	0.258		
NO-NAME	11	0.370	0.144	0.079	0.215	37.002%	$1,979	$9,632	$3,928	0.205		
HELENA	350	2.935	0.100	0.247	0.384	64.295%	$3,434	$10,942	$25,842	0.313		
LINCOLN	12	0.480	0.175	0.094	0.262	36.008%	$1,303	$4,821	$1,395	0.270		
NONE	446	1.984	0.100	0.251	0.354	71.063%	$2,526	$8,610	$9,306	0.293		
COMBINATION	6	1.560	0.142	0.535	0.577	92.672%	$922	$3,070	$2,537	0.300		
LEWIS AND CLARK COUNTY 05	870	2.935	0.100	0.251	0.369	68.190%	$2,800	$9,280	$17,780	0.301		
BELGRADE	73	0.650	0.107	0.084	0.295	28.461%	$2,559	$9,154	$2,652	0.279		
BIG SKY	27	0.815	0.259	0.115	0.523	22.153%	$8,480	$16,083	$6,261	0.527		
BOZEMAN	63	1.052	0.114	0.216	0.411	52.607%	$6,260	$17,039	$18,301	0.367		
THREE FORKS	6	0.405	0.235	0.075	0.333	22.771%	$1,569	$5,075	$2,961	0.309		
NONE	312	2.417	0.100	0.205	0.311	65.885%	$4,321	$14,527	$11,266	0.297		
COMBINATION	3	1.003	0.160	0.445	0.497	89.586%	$1,975	$7,684	$10,715	0.257		
GALLATIN COUNTY 06	484	2.417	0.100	0.198	0.335	59.113%	$4,491	$13,971	$11,612	0.321		
COLUMBIA FALLS	11	1.279	0.130	0.342	0.422	80.908%	$2,605	$9,454	$11,979	0.275		
KALISPELL	44	1.380	0.100	0.274	0.453	60.448%	$8,935	$19,766	$18,274	0.452		
MARTIN CITY	8	0.720	0.200	0.160	0.377	42.614%	$810	$2,281	$1,031	0.355		
WHITEFISH	36	1.333	0.100	0.219	0.254	86.085%	$7,160	$27,386	$15,920	0.261		
NO-NAME	7	0.457	0.246	0.073	0.358	20.591%	$5,324	$14,857	$384	0.358		

SALES RATIO STUDY

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LOCAL INDEX
NONE		603	2.117	0.107	0.246	0.461	53.456%	$7,496	$18,975	$20,969	0.395	
COMBINATION		20	0.909	0.217	0.166	0.397	41.903%	$4,837	$12,665	$6,092	0.381	
FLATHEAD	COUNTY 07	729	2.117	0.100	0.248	0.446	55.719%	$7,326	$18,898	$20,191	0.387	
LEWISTOWN		32	0.762	0.100	0.182	0.253	71.901%	$1,878	$8,133	$11,197	0.230	
MOORE		5	0.250	0.100	0.056	0.173	32.331%	$158	$1,000	$583	0.158	
WINIFRED		9	1.150	0.150	0.316	0.355	88.972%	$99	$372	$153	0.266	
NONE		16	0.831	0.101	0.211	0.331	63.892%	$2,568	$10,066	$4,449	0.255	
COMBINATION		3	0.625	0.100	0.296	0.441	67.052%	$218	$633	$352	0.344	
FERGUS	COUNTY 08	65	1.150	0.100	0.214	0.289	74.022%	$1,592	$6,639	$8,897	0.239	
BROADUS		12	0.375	0.100	0.081	0.158	51.472%	$1,488	$8,951	$8,305	0.166	
COMBINATION		4	0.416	0.105	0.136	0.224	61.096%	$1,139	$5,625	$2,287	0.202	
POWDER RIVER	COUNTY 09	16	0.416	0.100	0.097	0.175	55.697%	$1,400	$8,119	$7,338	0.172	
BRIDGER		6	0.309	0.101	0.093	0.236	39.428%	$1,507	$6,625	$2,438	0.227	
JOLIET		7	0.593	0.232	0.131	0.444	29.615%	$4,406	$9,000	$7,544	0.489	
RED LODGE		12	0.925	0.102	0.244	0.322	75.801%	$2,513	$8,331	$5,696	0.301	
NONE		151	1.147	0.110	0.183	0.410	44.593%	$4,720	$12,872	$8,886	0.366	
COMBINATION		8	0.848	0.131	0.238	0.322	73.841%	$2,113	$6,463	$4,431	0.326	
CARBON	COUNTY 10	184	1.147	0.101	0.189	0.396	47.664%	$4,346	$11,947	$8,577	0.363	
MALTA		23	0.881	0.103	0.217	0.464	46.826%	$2,534	$5,826	$3,924	0.434	
NONE		6	0.750	0.105	0.284	0.385	73.832%	$1,509	$4,317	$5,378	0.349	
COMBINATION		7	2.413	0.122	0.802	0.909	88.183%	$491	$689	$570	0.712	
PHILLIPS	COUNTY 11	36	2.413	0.103	0.432	0.537	80.336%	$1,966	$4,576	$4,233	0.429	
HAVRE		56	0.873	0.128	0.174	0.397	43.823%	$4,242	$11,829	$4,880	0.358	
NONE		21	1.090	0.101	0.282	0.374	75.323%	$5,698	$18,534	$28,775	0.307	
COMBINATION		9	3.000	0.110	1.184	0.963	122.913%	$424	$750	$622	0.565	
HILL	COUNTY 12	86	3.000	0.101	0.448	0.451	99.496%	$4,198	$12,307	$15,302	0.341	
DARBY		6	0.333	0.100	0.092	0.208	44.241%	$992	$5,375	$2,448	0.184	
HAMILTON		7	0.890	0.168	0.239	0.361	66.169%	$6,082	$21,764	$23,748	0.279	
NONE		209	2.250	0.100	0.331	0.358	92.681%	$4,473	$13,893	$10,820	0.321	
COMBINATION		6	0.264	0.103	0.060	0.151	39.949%	$1,411	$9,833	$3,051	0.143	
RAVALLI	COUNTY 13	228	2.250	0.100	0.322	0.348	92.602%	$4,351	$13,804	$11,259	0.315	
MILES CITY		59	1.285	0.203	0.230	0.585	39.345%	$5,077	$9,245	$11,981	0.549	
NONE		28	0.912	0.160	0.237	0.569	41.755%	$7,360	$14,390	$12,146	0.511	
CUSTER	COUNTY 14	87	1.285	0.160	0.231	0.580	39.894%	$5,812	$10,901	$12,205	0.533	

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POLSON		33	1.213	0.113	0.261	0.313	83.358%	$2,436	$9,750	$11,361	0.249		
RONAN		14	0.573	0.261	0.080	0.345	23.323%	$2,948	$8,854	$7,436	0.332		
SAINT IGNATIUS		8	0.660	0.132	0.178	0.396	44.874%	$2,272	$5,825	$3,411	0.390		
NONE		375	1.259	0.113	0.184	0.490	37.669%	$9,767	$22,244	$21,861	0.439		
COMBINATION		8	0.361	0.100	0.094	0.248	37.891%	$1,406	$6,106	$6,242	0.230		
LAKE	COUNTY 15	438	1.259	0.100	0.196	0.466	42.207%	$8,707	$20,280	$21,078	0.429		
GLENDIVE		12	0.880	0.100	0.227	0.323	70.392%	$1,109	$5,025	$3,794	0.220		
NONE		14	0.600	0.102	0.155	0.314	49.358%	$914	$3,436	$1,587	0.266		
COMBINATION		3	0.600	0.100	0.288	0.266	108.249%	$383	$2,167	$1,040	0.176		
DAWSON	COUNTY 16	29	0.880	0.100	0.194	0.313	62.053%	$940	$3,962	$2,806	0.237		
BAINVILLE		5	0.564	0.125	0.191	0.329	57.972%	$190	$760	$559	0.250		
CULBERTSON		10	0.937	0.129	0.264	0.418	63.203%	$810	$2,885	$2,425	0.280		
POPLAR		8	1.250	0.150	0.413	0.582	71.033%	$1,226	$2,988	$1,791	0.410		
WOLF POINT		21	1.026	0.132	0.172	0.491	35.163%	$3,127	$6,690	$6,961	0.467		
COMBINATION		8	0.998	0.150	0.288	0.428	67.296%	$748	$1,888	$1,983	0.396		
ROOSEVELT	COUNTY 17	52	1.250	0.125	0.258	0.466	55.388%	$1,741	$4,080	$5,113	0.426		
DILLON		27	1.066	0.129	0.240	0.373	64.411%	$2,077	$7,348	$8,556	0.282		
NONE		70	1.200	0.104	0.175	0.282	62.278%	$2,091	$10,038	$18,608	0.208		
COMBINATION		5	0.650	0.133	0.253	0.353	71.810%	$511	$2,242	$1,544	0.227		
BEAVERHEAD	COUNTY 18	102	1.200	0.104	0.200	0.310	64.737%	$2,010	$8,944	$16,101	0.224		
BIG SANDY		9	2.500	0.100	0.730	0.603	121.071%	$755	$2,244	$1,526	0.336		
FORT BENTON		16	0.526	0.100	0.110	0.313	35.415%	$1,219	$4,031	$2,666	0.302		
COMBINATION		2	0.761	0.120	0.453	0.440	102.902%	$639	$1,050	$778	0.608		
CHOUTEAU	COUNTY 19	27	2.500	0.100	0.445	0.419	106.152%	$1,021	$3,215	$2,436	0.317		
GLASGOW		30	1.210	0.100	0.298	0.448	66.571%	$2,400	$6,256	$5,945	0.383		
NASHUA		8	1.200	0.126	0.370	0.426	86.968%	$800	$2,325	$1,631	0.344		
NONE		10	1.000	0.114	0.283	0.333	85.133%	$2,464	$8,888	$13,468	0.277		
COMBINATION		9	2.500	0.120	0.775	0.769	100.818%	$277	$919	$1,200	0.301		
VALLEY	COUNTY 20	57	2.500	0.100	0.424	0.475	89.294%	$1,851	$5,323	$7,425	0.347		
SHELBY		21	0.936	0.116	0.224	0.350	64.090%	$1,277	$3,679	$1,910	0.347		
COMBINATION		15	0.700	0.140	0.155	0.376	41.361%	$386	$1,321	$1,809	0.292		
TOOLE	COUNTY 21	36	0.936	0.116	0.196	0.360	54.451%	$906	$2,697	$2,187	0.335		
HARDIN		40	0.979	0.100	0.241	0.342	70.500%	$1,669	$5,143	$2,166	0.324		
NONE		10	0.685	0.110	0.197	0.291	67.876%	$601	$2,120	$219	0.283		

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LOCAL INDEX RATIO
COMBINATION		2	0.410	0.126	0.200	0.268	74.695%	$230	$698	$426	0.329	
BIG HORN	COUNTY 22	52	0.979	0.100	0.229	0.329	69.705%	$1,408	$4,390	$2,365	0.320	
ROUNDUP		67	2.800	0.100	0.531	0.557	95.469%	$1,017	$3,059	$5,165	0.332	
NONE		236	2.012	0.110	0.264	0.356	74.283%	$2,676	$8,438	$6,236	0.317	
COMBINATION		6	1.666	0.150	0.577	0.516	111.823%	$535	$2,042	$2,554	0.262	
MUSSELSHELL	COUNTY 23	309	2.800	0.100	0.355	0.403	88.278%	$2,275	$7,147	$6,397	0.318	
CHINOOK		5	0.600	0.150	0.188	0.294	64.170%	$774	$4,300	$3,650	0.180	
HARLEM		5	0.720	0.234	0.215	0.441	48.810%	$1,686	$3,420	$3,843	0.492	
NONE		5	1.003	0.178	0.355	0.369	95.971%	$4,152	$15,604	$10,912	0.266	
COMBINATION		4	1.400	0.214	0.658	0.830	79.345%	$258	$635	$605	0.406	
BLAINE	COUNTY 24	19	1.400	0.150	0.398	0.465	85.620%	$1,794	$6,272	$8,207	0.286	
NONE		8	0.936	0.376	0.239	0.735	32.595%	$13,726	$15,788	$11,790	0.869	
COMBINATION		2	0.200	0.200	0.000	0.200	0.000%	$190	$950	$71	0.200	
MADISON	COUNTY 25	10	0.936	0.200	0.309	0.628	49.219%	$11,019	$12,820	$12,136	0.859	
CONRAD		14	0.952	0.266	0.230	0.518	44.507%	$1,625	$3,472	$1,983	0.468	
VALIER		16	1.333	0.141	0.445	0.576	77.324%	$623	$1,750	$2,525	0.356	
COMBINATION		4	0.525	0.126	0.166	0.356	46.717%	$503	$1,100	$1,146	0.457	
PONDERA	COUNTY 26	34	1.333	0.126	0.344	0.526	65.373%	$1,022	$2,383	$2,337	0.428	
FAIRVIEW		6	0.359	0.100	0.116	0.237	48.787%	$1,563	$6,050	$6,244	0.258	
SAVAGE		7	2.500	0.125	0.874	0.581	150.437%	$378	$1,671	$978	0.226	
SIDNEY		40	0.540	0.117	0.092	0.328	28.159%	$4,177	$13,534	$8,952	0.308	
NONE		21	0.415	0.105	0.079	0.195	40.860%	$1,403	$7,631	$2,305	0.183	
COMBINATION		8	0.800	0.136	0.207	0.319	64.909%	$2,607	$7,788	$18,139	0.334	
RICHLAND	COUNTY 27	82	2.500	0.100	0.277	0.308	90.080%	$2,798	$9,901	$9,277	0.282	
NONE		10	1.500	0.125	0.396	0.597	66.306%	$5,694	$11,455	$8,027	0.497	
COMBINATION		5	2.025	0.826	0.507	1.124	45.145%	$3,859	$3,150	$2,522	1.225	
POWELL	COUNTY 28	15	2.025	0.125	0.490	0.773	63.444%	$5,082	$8,687	$7,724	0.585	
COLSTRIP		27	1.142	0.134	0.201	0.300	67.098%	$3,723	$11,410	$8,757	0.326	
FORSYTH		39	0.900	0.180	0.150	0.380	39.629%	$2,274	$6,494	$2,903	0.350	
COMBINATION		11	2.000	0.116	0.531	0.535	99.226%	$534	$1,795	$1,879	0.297	
ROSEBUD	COUNTY 29	77	2.000	0.116	0.260	0.374	69.729%	$2,534	$7,547	$6,447	0.335	
ANACONDA		5	0.615	0.156	0.209	0.337	62.058%	$2,140	$5,910	$3,366	0.362	
NONE		16	2.612	0.107	0.777	0.715	108.572%	$2,459	$6,213	$7,719	0.395	

SALES RATIO STUDY

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LOCAL INDEX
COMBINATION		2	0.420	0.170	0.176	0.295	59.715%	$920	$3,200	$283	0.287	
DEER LODGE	COUNTY 30	23	2.612	0.107	0.674	0.596	112.973%	$2,256	$5,885	$6,589	0.383	
CHOTEAU		27	1.760	0.110	0.310	0.276	112.344%	$805	$3,994	$2,104	0.201	
NONE		14	2.000	0.119	0.494	0.438	112.917%	$1,031	$4,050	$4,291	0.254	
COMBINATION		11	2.000	0.116	0.560	0.491	113.911%	$400	$1,767	$2,820	0.226	
TETON	COUNTY 31	52	2.000	0.110	0.426	0.365	116.791%	$780	$3,538	$3,061	0.220	
COLUMBUS		10	0.503	0.104	0.144	0.344	42.142%	$2,826	$7,255	$2,680	0.389	
NONE		83	1.125	0.106	0.177	0.425	41.628%	$4,601	$11,599	$6,121	0.396	
COMBINATION		7	0.562	0.101	0.168	0.182	92.197%	$1,102	$7,571	$4,373	0.145	
STILLWATER	COUNTY 32	100	1.125	0.101	0.184	0.400	45.938%	$4,178	$10,883	$5,947	0.383	
HYSHAM		15	1.066	0.158	0.244	0.352	69.405%	$816	$3,106	$2,015	0.262	
COMBINATION		1	0.760	0.760	0.000	0.760	0.000%	$190	$250	$0	0.760	
TREASURE	COUNTY 33	16	1.066	0.158	0.257	0.378	68.082%	$777	$2,928	$2,073	0.265	
PLENTYWOOD		22	2.860	0.125	0.622	0.603	103.129%	$3,098	$7,111	$4,466	0.435	
COMBINATION		12	3.000	0.104	0.838	0.674	124.235%	$193	$500	$399	0.386	
SHERIDAN	COUNTY 34	34	3.000	0.104	0.694	0.628	110.438%	$2,073	$4,778	$4,798	0.433	
HOT SPRINGS		6	0.635	0.114	0.224	0.339	66.193%	$770	$2,658	$1,760	0.289	
THOMPSON FALLS		10	0.937	0.107	0.244	0.512	47.615%	$2,369	$7,265	$9,556	0.326	
NONE		81	2.935	0.111	0.353	0.560	63.088%	$5,257	$10,953	$7,854	0.479	
COMBINATION		3	0.678	0.253	0.212	0.467	45.498%	$2,122	$6,200	$5,930	0.342	
SANDERS	COUNTY 35	100	2.935	0.107	0.336	0.539	62.275%	$4,605	$9,944	$8,013	0.463	
STANFORD		6	0.747	0.540	0.083	0.642	13.057%	$3,360	$5,550	$3,668	0.605	
NONE		5	1.000	0.250	0.330	0.530	62.309%	$840	$1,640	$873	0.512	
JUDITH BASIN	COUNTY 36	11	1.000	0.250	0.225	0.591	38.047%	$2,215	$3,773	$3,347	0.587	
NO-NAME		5	0.300	0.200	0.035	0.250	14.144%	$350	$1,500	$1,000	0.233	
COMBINATION		11	2.000	0.100	0.531	0.555	95.727%	$814	$2,291	$3,472	0.355	
DANIELS	COUNTY 37	16	2.000	0.100	0.458	0.459	99.654%	$669	$2,044	$2,907	0.327	
BROWNING		10	0.733	0.133	0.184	0.338	54.664%	$695	$2,255	$723	0.308	
CUT BANK		14	0.810	0.134	0.177	0.318	55.907%	$12,209	$33,977	$98,218	0.359	
EAST GLACIER PARK		5	0.172	0.106	0.029	0.159	18.677%	$690	$4,500	$1,118	0.153	
NONE		38	0.625	0.116	0.140	0.257	54.472%	$1,530	$7,333	$5,240	0.208	
COMBINATION		1	0.135	0.135	0.000	0.135	0.000%	$540	$4,000	$0	0.135	

SALES RATIO STUDY

MUNICIPALITY		NUMBER OF SALES	MAX RATIO	MIN RATIO	STNDRD DEV OF RATIOS	MEAN RATIO UNWEIGHTED	COEFFICENT OF VARIATION	MEAN APPRAISAL	MEAN SALE	STANDARD DEVIATION OF SALES	RATIO OF LAND TO BLDG MEANS WEIGHTED	LOCAL INDEX
GLACIER	COUNTY 38	68	0.810	0.106	0.155	0.273	56.880%	$3,529	$11,815	$44,940	0.298	
BAKER		52	2.000	0.100	0.459	0.595	77.180%	$2,393	$5,078	$6,423	0.471	
COMBINATION		5	1.000	0.294	0.307	0.533	57.727%	$2,606	$7,230	$6,428	0.360	
FALLON	COUNTY 39	57	2.000	0.100	0.446	0.590	75.696%	$2,411	$5,267	$6,395	0.457	
BIG TIMBER		5	1.600	0.278	0.529	0.911	58.032%	$2,426	$3,400	$2,859	0.713	
COMBINATION		3	0.550	0.200	0.198	0.428	46.234%	$3,215	$7,500	$0	0.428	
SWEET GRASS	COUNTY 40	8	1.600	0.200	0.483	0.730	66.166%	$2,722	$4,938	$3,028	0.551	
COMBINATION		7	0.437	0.281	0.055	0.358	15.531%	$1,665	$5,186	$6,041	0.321	
MCCONE	COUNTY 41	7	0.437	0.281	0.055	0.358	15.531%	$1,665	$5,186	$6,041	0.321	
EKALAKA		23	2.500	0.112	0.621	0.539	115.290%	$554	$1,799	$1,509	0.307	
COMBINATION		6	1.700	0.133	0.608	0.474	128.172%	$493	$1,258	$1,211	0.391	
CARTER	COUNTY 42	29	2.500	0.112	0.608	0.525	115.741%	$541	$1,687	$1,449	0.320	
TOWSEND		5	0.430	0.253	0.069	0.362	19.114%	$2,188	$6,080	$1,307	0.359	
NONE		5	0.500	0.199	0.147	0.326	45.198%	$6,785	$18,650	$11,720	0.363	
COMBINATION		1	0.308	0.308	0.000	0.308	0.000%	$370	$1,200	$0	0.308	
BROADWATER	COUNTY 43	11	0.500	0.199	0.105	0.341	30.849%	$4,113	$11,350	$10,318	0.362	
HARLOWTON		34	1.230	0.125	0.343	0.464	73.870%	$696	$1,439	$1,403	0.483	
JUDITH GAP		13	2.625	0.100	0.740	0.798	92.712%	$367	$504	$539	0.728	
COMBINATION		4	0.500	0.375	0.051	0.440	11.615%	$144	$319	$124	0.451	
WHEATLAND	COUNTY 44	51	2.625	0.100	0.481	0.547	87.793%	$569	$1,112	$1,261	0.511	
FALLON		7	1.433	0.107	0.442	0.498	88.858%	$240	$984	$1,197	0.243	
TERRY		25	1.500	0.100	0.413	0.448	92.201%	$460	$1,480	$1,510	0.310	
PRAIRIE	COUNTY 45	32	1.500	0.100	0.413	0.459	89.953%	$412	$1,372	$1,444	0.300	
PHILIPSBURG		16	1.300	0.128	0.354	0.584	60.652%	$1,831	$4,007	$5,122	0.456	
NONE		80	1.283	0.112	0.215	0.394	54.499%	$2,732	$7,985	$5,806	0.342	
COMBINATION		3	1.200	0.106	0.625	0.478	130.728%	$1,013	$2,500	$500	0.405	
GRANITE	COUNTY 46	99	1.300	0.106	0.263	0.428	61.607%	$2,534	$7,175	$5,836	0.353	
MARTINSDALE		12	1.180	0.147	0.278	0.356	78.175%	$350	$1,240	$640	0.282	
WHITE SULPHUR SPRINGS		29	1.733	0.106	0.431	0.411	104.773%	$907	$3,572	$2,487	0.253	
NONE		37	1.714	0.129	0.327	0.592	55.205%	$6,100	$11,158	$6,558	0.546	
COMBINATION		3	1.428	0.250	0.680	0.642	105.845%	$100	$180	$35	0.555	

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MEAGHER	COUNTY 47	81	1.733	0.106	0.382	0.494	77.288%	$3,167	$6,566	$6,353	0.482	
CHESTER		7	0.633	0.111	0.192	0.199	96.225%	$470	$2,793	$1,855	0.168	
JOPLIN		6	1.260	0.183	0.437	0.579	75.541%	$127	$400	$308	0.317	
LIBERTY	COUNTY 48	13	1.260	0.111	0.370	0.375	98.744%	$312	$1,688	$1,818	0.184	
LIVINGSTON		28	1.000	0.187	0.235	0.451	52.263%	$2,703	$6,431	$2,715	0.420	
NONE		98	1.077	0.120	0.212	0.513	41.461%	$7,804	$17,761	$15,127	0.439	
PARK	COUNTY 49	126	1.077	0.120	0.218	0.499	43.785%	$6,671	$15,243	$14,197	0.437	
WHITEHALL		5	1.354	0.235	0.478	0.510	93.850%	$1,485	$4,540	$4,434	0.327	
NONE		56	1.650	0.133	0.303	0.491	61.881%	$3,091	$6,763	$5,556	0.457	
COMBINATION		4	1.093	0.205	0.419	0.618	67.834%	$2,180	$3,650	$342	0.597	
JEFFERSON	COUNTY 51	65	1.650	0.133	0.320	0.500	64.104%	$2,911	$6,401	$5,349	0.454	
WIBAUX		7	0.562	0.201	0.136	0.397	34.248%	$1,579	$4,629	$3,274	0.341	
WIBAUX	COUNTY 52	7	0.562	0.201	0.136	0.397	34.248%	$1,579	$4,629	$3,274	0.341	
LAVINA		5	0.800	0.133	0.251	0.494	50.930%	$560	$1,320	$656	0.424	
COMBINATION		4	1.425	0.272	0.508	0.693	73.292%	$465	$875	$499	0.531	
GOLDEN VALLEY	COUNTY 53	9	1.425	0.133	0.373	0.583	64.100%	$518	$1,122	$604	0.461	
SUPERIOR		12	0.900	0.258	0.198	0.455	43.705%	$7,257	$17,166	$21,027	0.422	
NONE		105	1.821	0.138	0.258	0.550	47.014%	$3,380	$7,138	$7,762	0.473	
COMBINATION		6	0.805	0.133	0.313	0.470	66.626%	$2,101	$7,048	$8,122	0.298	
MINERAL	COUNTY 54	123	1.821	0.133	0.256	0.537	47.716%	$3,695	$8,112	$10,142	0.455	
WINNETT		5	2.000	0.800	0.479	1.294	36.999%	$167	$145	$84	1.151	
PETROLEUM	COUNTY 55	5	2.000	0.800	0.479	1.294	36.999%	$167	$145	$84	1.151	
EUREKA		10	1.655	0.213	0.459	0.760	60.448%	$3,114	$6,475	$5,834	0.480	
LIBBY		6	1.202	0.119	0.370	0.556	66.570%	$9,288	$22,152	$18,792	0.419	
TROY		5	0.680	0.281	0.150	0.492	30.577%	$3,120	$7,370	$5,365	0.423	
NONE		250	2.894	0.104	0.305	0.586	52.179%	$5,493	$10,621	$10,256	0.517	
COMBINATION		1	1.099	1.099	0.000	1.099	0.000%	$2,198	$2,000	$0	1.099	
LINCOLN	COUNTY 56	272	2.894	0.104	0.313	0.591	52.890%	$5,433	$10,632	$10,428	0.511	
FINAL STATISTICS		6,724	3.000	0.100	0.310	0.454	68.367%	$4,937	$12,220	$18,805	0.404	

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